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24th January 2024

dd23_1098 Supporting Planning Statement

**Part Change of Use of Land to Extend Caravan Site and Increase number of Pitches by 19, 8 Statics and 11 Touring Caravans
Whitwell & Reepham Railway Station, Whitwell Road, Reepham, Norfolk NR10 4GA**

1. Introduction & Site Context

This proposal seeks to establish the extended caravan pitches (both static and mobile) within the established previously approved scheme.

This Planning Statement is to be read in conjunction with other supporting drawings and documentation as follows:

- dd23/1098 (L)1000 – Location Plan & Proposed Site Plan (part)
- dd23/1098 (L)1001 – Proposed Site Plan (part)

The existing site which is registered with 'Camping and Caravanning Club' and offers a mix of static and mobile caravan provision. The site is accessed off Whitwell Road via a track to the site with access being enhanced under the previous proposals and approval. The site forms an integral part of the 'Whitwell and Reepham Railway' which is adjacent to the caravan site and linked by a ramped access due to the difference in site levels and is used by both visitors to the railway and volunteers who work on the railway and stay on the caravan site. The railway holds various events throughout the year including steam Sunday's, classic car, kit and hot rod events, biker's events, Reepham and district photographer's meetings, as well as offering a venue for parties and events with onsite catering. These types of events bring visitors to the area some of who stay on the caravan site. The site is also well used during the Reepham Festival which takes place during the month of August every year when the site is normally packed with visitors to the area in turn bringing in a lot of a revenue for the town.

2. The Proposal

This application quantifies static caravan positions, and new permanent hardstanding pitches for mobile caravans, within the confines of the previously approved scheme. The proposals do not change access or amenity provision established previously, but rather establish dedicated zones within the site for the different types of caravans and visitor. The proposals make better use of the site to clearly demarcate these differing visitor clients. The proposal maintains all of the previously approved amenity, access and landscaping.

Our clients are intending to create an enhanced campsite which will be registered and advertised nationally with the 'Camping and Caravanning Club' therefore highlighting the area to tourists with the intention of not only bring additional people to the railway and campsite but also to the area and town of Reepham throughout the year to support the local business.

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3. Site Images

Established static pitches to western boundary, with new hard standings being formed for mobile pitches:



Site entrance road looking west towards the Railway. Established static pitches to western boundary.



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Mobile caravan storage area (refer to plans) to southern end of site:



Typical mobile pitch adjacent to access road (prior to landscaping):



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