

CLIMPING CAMPSITE, BROOKPIT LANE, CLIMPING BN17 5QU PLANNING STATEMENT

1. HISTORY

This children's campsite was used in the summer months from the 1930's to 2003, with a break during the Second World War.

It consisted of a main building with kitchen and communal eating facilities, a shower and toilet block, and a large shed for storage of provisions and equipment. Sleeping for the children was in tents along the Western side of the site.

It was closed in 2003 due to the reduced demand and has been dormant for the last 18 years.

2. RECENT HISTORY

Such a picturesque site should be put to use, in a way appropriate to this protected location, and camping (which these days means caravans) is not appropriate for a site clearly visible from public footpaths. It would generate unacceptable traffic in Crookthorn and Brookpit Lanes which are already overwhelmed at school dropping off and leaving times, and with cars parked for people to access the beach via Bread Lane. The road is very narrow in places and hard to exit at the Church Lane roundabout. In March 2020, pre-application advice was sought to convert the main building into 2 self-contained holiday lets (ref. PAA 20/20), and this advice was favourable.

3. FLOOD RISK

The site is in flood risk zone 3, however in the 2020 breaching of the beach defences that flooded as far as Ferry Road, this site was only marginally flooded on the South East edge by Ryebank Rife, and quickly receded. It is considered to have a low risk of flooding, and only in the winter when holiday use would not be active.

The concrete floor of the main building would be raised to be 300 above the site ground level.

4. CHANGE OF USE

The application is for change of use of the three existing buildings on the site, and associated landscaping. The buildings would become:

- i) Main building – 2 self contained holiday let units, each with three bedrooms and sleeping 5 people.
- ii) Shower/toilet block – store for bicycles, garden furniture, parasols, barbecues, lawn mower, refuse bins etc.
- iii) Large shed – bad weather games room for table tennis, snooker etc.

5. SERVICES AND SUSTAINABILITY

There are already electricity and mains water services to the site, along with foul drainage. However, the buildings are to be upgraded to be energy efficient with the application of insulation, passive solar gain on the South side, and solar panels on the South facing roof slope producing year round electricity during daylight hours, whether there is cloud or not, and all with a battery for night time electricity including car charging. Dustbin lorries already drive down the private access road as far as Little Crookthorn and Lower Dairy Barn, and will be able to drive down to the campsite where there will be sufficient room for them to turn within the curtilage.

6. DESIGN

The silhouettes of the existing buildings would remain unchanged, and would therefore have no impact on the immediate surrounding area.

- i) Main building – this is and would remain as rendered blockwork, but two of the windows on the North elevation would be removed while the openings on the South elevation would be altered to incorporate two new sets of powder coated aluminium bifold doors and two new timber boarded doors.

The openings on the East and West end elevation would be removed. The windows are currently single glazed metal Crittall that will not accommodate double glazing.

These would be replaced with powder coated aluminium tilt and turn windows with double glazing.

The roof would remain as corrugated fibre cement, but with the addition of 64 black solar panels on the South face, lying flat against the roof slope, albeit 12.5 cm above it.

- ii) Shower/toilet block - this too is a rendered blockwork building with an almost flat corrugated fibre cement roof, with five large openings on the exposed West side. These openings would be fitted with boarded timber hinged "garage" doors for easy access. The doors in the right hand opening would be set back 2 metres to provide an open bin store.
- iii) Wooden shed – this would remain unchanged except for the introduction of rooflights in the roof and aluminium bifold doors in the exposed West elevation.

PHILIP WAGNER ARCHITECTS 07/09/2021