Design & Access Statement for:
Coastal Caravan Park, Sea Road,
East Preston, BN16 1PD

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ARUN DISTRICT COUNCIL EP/91/13/

Design, Context and Planning Policies

The site is an established caravan park at present accommodating twelve touring van pitches operational during the summer period, 1st April to 31st October plus winter storage for nine caravans.

The proposal is to site two static caravans to be available for holiday lets for an eleven month season i.e. 4th February to 2nd January the following year. The site will be closed from the 3rd January to the 3rd of February annually. The two new static caravans will be sited in the north eastern corner of the site so as to not to impact upon residential amenities of any residential properties and the Sea Road street scene.

Further to Pre-application advice (under PAA/51/13) the Agent has had discussions with the Planning Officer and the client in regard to suggested annual opening period. The Officer's recommendation was to open from 1st April to 31st October. However the application requests opening from 1st March to 30th November which would allow letting of the holiday plots to cover Easter (when it occurs early), and to include events such as bon-fire night. We would ask that this is considered favourably to maximise the useage of the site and to offer the service to holiday makers.

There will be no major construction works involved. The existing touring pitches will be reduced to ten in number. There are good toilet/wash room facilities on site and an adjoining beach café/kiosk operational during the Spring/Summer and early Autumn.

The following policies in the Arun Local Plan have been taken into consideration when designing the layout of this application.

Policy GEN2: Built Up Area Boundary

The site is within the existing built up area boundary of East Preston.

Policy GEN7: The Form of New Development

The site accords with the guidelines of this policy in that it makes efficient use of the existing site. It does not have an adverse impact on adjoining occupiers. There is safe movement on and off the site for pedestrians and vehicles.

Policy GEN10: Tidal Flooding and Coastal Defence

I have checked on the Environment Agencies website and the site does not appear to be in a location that is at risk from coastal flooding.

Policy DEV37: Existing Caravan Sites

This policy states that the Council wish to retain adequate supply of existing sites to meet the demand for caravan holidays.

Policy DEM7 of The Emerging Local Plan: Tourism Related Development

The site is in an accessible location within level walking distance of village amenities and the site is literally situated on the beach frontage of East Preston being an ideal location for the minor expansion of this existing caravan park.

Good Practice Guide to Tourism 2006

The application has also been considered in relation to this guide, which states that key planning considerations for tourism development are where the development is located i.e. they need to be located where they are accessible to visitors. How they are designed and how they fit into their surroundings. The proposed revised layout of the caravan park provides well sited areas for touring and static holiday caravans with minimum visual impact from Sea Road and secluded from adjoining residential properties.

The caravan park is situated in a highly sustainable location.

National Planning Policy Framework

Section 1: Building a Strong Competitive Economy

Paragraphs 19 and 20 state that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth and planning should encourage and not act as an impediment to sustainable growth, therefore significant weight should be placed on the need to support economic growth through the planning system and to help achieve economic growth Local Planning Authorities should support an economy fit for the 21st century. It also states that Local Planning Authorities should support existing business sectors.

By this modest expansion the caravan park business will be a more viable operation and will provide a valuable extension to the tourism facilities in the area.

Paragraph 17.3 states that planning should proactively drive and support sustainable economic development.

Paragraph 58.C states that developments should optomise the potential of the site to accommodate development.

Use

The two proposed static caravans will be used for holiday lettings for an eleven month season (February through to January the following year) together with the

continuing established use of the site for providing touring caravan pitches for the 1st April to 31st October season. Winter storage of 9 caravans will continue.

Amount

Two static caravans plus pitches for ten touring caravans. The two static caravans will have their own car parking spaces to the side. There will be ten allocated car parking spaces for the touring caravans plus seven visitor car parking spaces.

Scale

The two caravans proposed are to be similar to the:

1. Rio Gold 10' Range (28' x 10') by Willerby Holiday Homes.
2. Rio Gold 10' Range (30' x 10') by Willerby Holiday Homes.

As shown on the attached illustration.

Layout

The position of the touring caravans and the two static caravan sites are as shown on the architects layout plan. The two static caravan sites are situated in a secluded position in the north east corner of the site adjoining to the north are the grounds of the Seaview Public House. There are residential gardens to the east but the nearest residential property will be some 24 metres from the north eastern situated caravan.

Each of the new caravans will have their own private decked seating area and the plots will be landscaped. All caravan pitches are within easy walking distance of the on site toilet/wash room facilities.

Landscaping

An indicative planting scheme is shown on the layout plan. There will be a four foot high fence erected between the two pitches and a decking area provided to each side of the caravans. Each static caravan has its own garden area.

Appearance

The appearance of the proposed caravans will be in accordance with the photograph as shown on the enclosed manufacturers brochure.

Access

There is an existing vehicular access to the site, which is situated at the very end of Sea Road, which is a cul-de-sac with the beach beyond.

The static caravans have their own car parking to the side of each caravan and there will be allotted car parking and visitor car parking provided on site as shown on the layout plan.

As well as nearby roadside parking the site is within about two minutes level walking distance of East Preston public cark park.

Cycles can be stored on site, which has adequate space, plus secure to chain link fence adjacent to huts.

The site is level and disabled access over shingle areas can be provided when guests require.