

SUPPORTING PLANNING STATEMENT

PROPOSED OCCASIONAL CAMPING AND CARAVAN SITE

SOUTH WINGFIELD SOCIAL CLUB, 43 HIGH RD, SOUTH WINGFIELD, ALFRETON DE55 7LX

Introduction

1 The social club host a number of events throughout the year, both within and outside the building. The application seeks planning permission for a small occasional camping and caravan site within the grounds of South Wingfield Social Club. The proposal is intended to provide short stay facilities for persons attending social club functions, organised rallies and events as a complimentary facility.

2 The site will have access to toilet facilities attached to the adjacent bowls club and within the social club, and water is also available on site.

3 The social club is long established, with an adjacent bowls club, car parking and playing field area. It sits within the ribbon of predominantly residential properties which extend along High Road, and Birches Lane and Wessington Lane beyond.

Planning Policy and Constraints

4 The Amber Valley Local Plan (LP) and South Wingfield Neighbourhood Plan (NP) provide the policy context for the development. The Local Plan Proposals Map allocates the site as an area of Playing Fields, Parks and Informal Open Spaces. South Wingfield Conservation Area extends along the opposite side of the road. The NP shows the site to be outside but adjacent to the built framework of South Wingfield within an area of high landscape sensitivity and designated as a local green space.

5 The following policies are considered relevant: -

Local Plan

Policy LC3 Playing Fields, Parks and Informal Open Spaces

Policy ER13 Touring Camping and Caravanning Facilities

Policy TP1 Impact Of Development On The Transport Network

Policy TP6 Car Parking

Policy LS1 Sustainable Development

Neighbourhood Plan

NPP 1 Sustainable Development

NPP 2 Development within or adjacent to the Built Framework Boundary

NPP 3 Protecting the Landscape Character and Enhancing Biodiversity

NPP 8 Designation of Local Green Spaces

NPP 9 Protecting and Enhancing Community Facilities

6 The National Planning Policy Framework (NPPF) is also a material planning consideration

Case for Development

7 South Wingfield is identified in the LP as a sustainable location. The NP identifies the proposed site to be outside but adjacent to the built framework of the settlement. Overall, the site is considered to be continuous and contiguous with the built up area of the settlement.

8 The use of the Social Club as a community facility is unaffected by the development, which is complimentary to its function. The proposed camp and caravan facility does not require any permanent structures to be provided, and its use will have no formal layout. A 3 metre separation distance will be maintained between caravans/tents. Toilet facilities are already available next to the bowls club and within the social club.

9 The site will be used for occasional camping and caravan site providing short stay facilities for persons attending social club functions and organised rallies and events and is transient in nature, leaving the site open when not in use. The playing field/local green space is therefore retained and unaffected other than for short, temporary periods, and the character of the landscape therefore remains unaffected, much in the same way as many uses which occur as a permitted development under the 28 day rule.

10 Car parking spaces are already available on the Social Club site. In many cases the proposed use would not increase traffic to the site, since its customers would already be visiting the social club function. Additional car journeys immediately after the function would also be avoided.

11 The proposed development is near to housing and there will, no doubt, be concerns that the camp /caravan site could be a source of anti-social behaviour and disturbance to the detriment of neighbouring residents. However, the site is small and will be managed and monitored by social club officials. A clear protocol and expectation of behaviour will be established with those attending the site, to ensure that there is no undue activity or disturbance. Measures will include no music and quiet restrictions. Bins will also be provided to ensure that the site is kept tidy during and after use.

Summary and Conclusion

12 The proposed camp and caravan site will be used on an occasional basis to provide overnight facilities for those attending social club functions, organised rallies and events. It is occasional and transient in nature leaving the area open when not in use.

13 The occasional and temporary nature of the development will not result in material harm to the character or visual amenity of the area, or adversely affect the designation of the site as a local green space.

14 The use of the Social Club, as a community facility remains unaffected.

15 There is no additional traffic associated with the development and car parking space is already available on the site.

16 There will be clear expectations and monitoring of behaviour to ensure that the amenity of neighbouring occupiers is not materially harmed,

17 The development is considered to be consistent with the aims of the relevant LP and NP policies and should be approved.