

DESIGN AND ACCESS STATEMENT FOR THE EXTENSION OF THE EXISTING TOURING CARAVAN PARK AT CLAYS TOURING AND LEISURE PARK BRYN ESTYN ROAD WREXHAM.

Design and Development Proposals.

This Access and Design Statement has been formulated with consideration to relevant Planning Policies of the Adopted Wrexham Unitary Development Plan.

Introduction and General Description of the Development.

This Design and Access Statement is submitted on behalf of [REDACTED] the Applicants in support of the Planning Application submitted for the Extension of the Touring Caravan Park by fourteen additional Tourers.

The Statement provides supporting information which demonstrates and justifies the design principles and concepts on which the proposals are based.

Alongside the Planning Application and Planning Statement, reference should be made to the :-

Site Layout Plan Drawing referenced K.2/19 - 01.

Site Location Plan – 02

Site Section Details – 03

Site Survey Levels of Existing Field

The Planning Application is based on Guidelines contained within the Unitary Development Plan

The existing Site has Planning Approval for Fifty Touring Caravans which was Granted by Wrexham Council on the 4th October 2010 under Variation of Condition (9) Planning Application Reference no. P/2005/1351

Site Location and Surrounding Area

The Site is located and accessed off the Bryn Estyn Road and within the Local Authority area of Wrexham Council.

The Touring Caravan site is located adjacent to the adopted highway of Bryn Estyn Road which had been altered previously by means of passing places being constructed in accordance with Technical Standards laid down by the Highways Department and TAN 18 (Technical Advice Note 18.

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The site is bordered on its Northern boundary by the Gated access to the Caravan Park with hedge and tree screening shielding the Park from the adopted highway. To the Southern, Eastern and Western boundaries, the Park is bounded by fencing, trees and hedging with the screening to the Eastern view being tall and dense.

The Application Site which lies to the East of the main Touring Park is currently used as a Camping field for the Clays Park.

The land itself is bounded on all sides by mature tree planting which was undertaken by the Site Owners some years ago to provide privacy and seclusion to site users. Along with ensuring that the usage of the Field by Park residents caused minimal visual impact or disturbance.

Within the immediate area to the site, the overall form and character reflects that of a tourism diversification enterprise which the Applicants had entered into to subsidize the existing Agricultural business on the holding and which presently remains.

Site Description

The Site is [REDACTED] and run as the Clays Caravan and Leisure Park with the Park area laid out in generous and compliant Pitches to the Caravan Club standards.

The main Touring Site is well screened by existing hedging and planting to the boundaries. Access from the Bryn Estyn Road is via a Gated Access which can only be opened by Security Passes held by the Occupiers of the Park.

Caravans and Pitches are accessed from the metalled roadway that loops around the site that can be accessed in both directions. The metalled access road will be extended into the Touring Park field to service the fourteen new additional pitches proposed.

Proposal

The proposal is to request that the Touring Caravan Park can be allowed to be extended to provide fourteen new and much needed Touring Pitches to replace the area presently used for Camping pitches to bring about a more complimentary usage to the present Touring Site and its facilities.

Design

No alterations to the design of the existing Touring Park's layout are proposed as a result of the submission for the Fourteen number Touring Pitches Application currently under consideration.

Parking for Disabled and other users remains readily available at the front and side of the Caravan Pitches with access direct from the metalled roadway.

Access Statement

The wide entrance Gateway and metalled road to the Park provides suitable level access from the adopted highway via a splayed access giving suitable visibility in both directions to meet Highway requirements. The extension of the roadway to serve the Fourteen pitch Touring Park Extension will be a spur continuation from the existing looped access road to the main Touring site.

Assessment

The principle of development in this location is acceptable under the National Planning Guidance set out in the Planning Policy Guidance Notes. In addition the Unitary Development Plan Policies indicate that the Council would seek to ensure in determining Planning Applications that the proposals are in sympathy with the appearance and character of the local environment. In particular, consideration will be given to Green Barriers, Hedgerows, Development Objectives along with Development and the Environment

The immediate local area displays a mix of built development usage from Leisure, Housing, Commercial and Industrial along with a Land fill site.

Community and Statutory Involvement

No specific community involvement has been undertaken with regards to the proposal due to the current Touring Park usage and small scale nature of the development.

The current Application acts on comparables for similar Caravan Park businesses in the locale, need of the Occupiers and the Applicants themselves in diversifying further into Tourism as a means of sustaining their current Agricultural and Farming Enterprise.

The Extension of the Touring Site will have no adverse effect upon the Community and should be seen as a potential benefit with potential occupiers spending locally which enhances other businesses in the Wrexham area.

Planning background and Policy Framework

The Site has been an operational Caravan and Camping Park since 2009.

Section 54A of the Town and Country Planning Act (as amended) requires that where the Development Plan contains relevant Policies, Applications for development which are in accordance with the Plans should be allowed unless material considerations indicate otherwise.

The relevant Planning Policy framework is summarized below and due consideration have been given to these Policies in the presentation of the Planning Application and formulating of the Siting and Design for the development proposal as submitted.

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Relevant National Planning Guidance are to be found in Planning Policy Wales - Technical Advice Notes (TANs). Of particular relevance to this Application are Guidance Notes and TANS relating to Delivering Sustainable Development and Transport.

Regional / Strategic.

The current Unitary Development Plan sets out the criteria for the location of Commercial Development confirming that such development will be located on previously developed land in Rural areas whilst additional Policies indicate that Commercial Development will make efficient use of land and encourages a variety of uses. Commercial development will be permitted within the boundaries of existing premises except where it would create environmental problems or result in inconvenience or danger on the Public Highway.

Due to its existing usage and location, there are no hedgerows or trees on site that could become affected by the Extension to the Touring Site. All boundary screening Trees and Hedgerows as planted and nurtured by the Site Owners are to remain in situ and unaffected with additional planting proposed in any gap areas to hedges and thus the relevant Planning Policies relating to the retention of Trees and Hedgerow protection are unaffected.

The current Local Development framework raises the requirement of a need for well integrated Commercial Businesses contributing to the creation of mixed and inclusive sustainable communities. The strategy emphasized reinforces national and regional guidance which seek to ensure that a mix of different Businesses is achieved across the Plan area to meet the needs of the community.

Evaluation.

The extension of the Touring Site to the Touring Caravan Park safeguards existing employment positions, and creates additional employment opportunities, brings additional disposable income to the area and provides sustainability for the core Farming business that have diversified into Tourism.

Site Survey.

A Level Survey of the Existing Camping Field that is to be used for the proposed Fourteen Touring Pitches has been undertaken with site Sectional Details prepared to show the minor extent of cut and fill proposed to form the level pitches for the Tourers and Car Parking. All materials required to form the Pitches will be from within the Site with only final top layers of local crushed stone imported to provide a compact and level base for both Tourers and vehicles.

Site Layout.

The works proposed along with the layout of the Tourers pitches are detailed in Drawings Ref K.2/19 – 01- 04

Scale of Development.

The density of the land, its use as a Touring Caravan Park remain as existing with the additional land used for the additional fourteen pitches being taken from land utilized for Camping as part of the Park, its accommodation.

Landscaping.

Landscaping remains unaffected from the present with all Trees and Hedgerows to remain whilst being supplemented by additional native species planting to bolster any boundary areas required a density increase.

The site benefits from tree and hedge screening to the existing Caravan Pitches ensuring that the development does not impact upon the setting.

Access and Inclusive Design.

In keeping with “ Planning and Access for Disabled People: A good Practice Guide (ODPM 2002) the benefits of an inclusive design are recognized. Inclusive design removes the barriers which create undue effort, separation or special treatment and enables everyone to participate equally in mainstream activities independently with choice and dignity.

The revisions have been designed with these principles in mind and those of the relevant Planning Policy. The approach has been to ensure:-

- aesthetic considerations
- improved access to all areas for all users
- improved safety and escape routes
- improved accommodation.

Design Element of the Statement.

The Statement has been prepared to expand upon the design principles and concepts that have been utilized in the development,s proposal and how matters relating to access to the development proposal have been considered and implemented.

In relation to design, the Statement details the concepts of the following criteria :-

1. Environmental Sustainability.

Ensuring Efficient Use and Protection of Natural Resources are attained.

By utilizing land previously used for Camping of the Park,s accommodation, the intended Touring use is maximizing the seasonal use of the land by forming additional Caravan Pitches available, the proposed scheme makes efficient use of existing natural resources and minimizes use of new natural resources.

Enhancing Biodiversity.

The proposed development will have a minimal effect upon local biodiversity with Bio diversity enhancement measures proposed through supplemental hedge planting to the boundaries of the site of the Touring pitches along with placement of Bird and Bat Boxes in the site.

The design proposal does not have an effect upon any mammalian species (Bats in particular) however the Application details will be made available to the Planning Authority,s Ecologist for consultation and any necessary input. The installation of Bat Boxes should make a positive statement by further encouraging occupation of the area by Bats.

Designing for Change.

The proposed alterations allow for improved existing tourism accommodation to be brought into use for all occupiers using the facilities and thus enhances the flexible approach to accommodate different uses.

2. Movement within, from and to the Development.

Promoting sustainable means of travel.

The transport movements from and to the development proposal will be as currently existing for the Touring Caravan Park.

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3. Character.

Context- The works only relate to the time period extension and not to physical alterations

Sustaining and Enhancing Local Character.

By only utilizing present materials the current local character will be sustained and enhanced.

Promoting legible Development.

The proposed development provides an enhanced and clearer definition of use for the site and thus promotes legible development.

Promoting a successful relationship between public and private space.

The development is privately owned and therefore there is no scope for change to the relationship between public and private space.

Promoting quality, choice and variety.

Quality, choice and variety will be promoted by the re using of the present site and providing much needed accommodation time to the Occupiers.

Promoting Innovative Design.

The design has been developed in conjunction with the clients requirements within the parameters of the existing site and it,s particular setting.

The proposed development shows that functional and aesthetic restrictions can be utilized to positive effect by not adversely affecting neighbouring uses and not overshadowing due to it,s utilizing of the existing facility and accommodation.

Design Principles.

A major consideration for this development was to minimize any impact upon the aesthetics of the site or it,s special setting along with maintaining functional requirements. Statutory requirements were adapted to work with the restrictions and setting of the development.

Due to all of the original facility being re used, the character of the area in terms of amount, layout, scale and appearance will be maintained and preserved.

Community Safety.

Ensuring attractive and safe public areas.

Since this is a privately owned development, there are no proposed changes to the relationship between the public and private space.

Security through natural surveillance.

This will be achieved through the existing security and management policies of the Occupiers along with the nature of the existing site. The Site has a Security Gated Access and suitable fenced off boundaries.

Physical Context.

Clays Caravan Park is a business that is currently trading. Due to the constraints of the site and previous management policies, only limited attempts have been made to bring about adaptations that would permit wider usage of the current accommodation.

The proposals intend to enhance the usage of an existing developed site thus keeping alterations to a minimum to achieve the accommodation and development requirements of the Clients.

Social Context.

Owners of the neighbouring properties have been informed of the proposed development.

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Economic Context.

Initially the project works provided opportunities for local labour, sustains the present workforce and the Applicant,s diversification business.

The Caravan Park business is currently Business Rated across a twelve month term by the Valuation Office however is restricted to being operational for only eight months of the year which has a considerable impact on it,s viability and sustainability. Similar Caravan Park businesses in the area are not restricted to the short season and are only limited to being open to an eleven month season to ensure that the Caravans do not become full time occupied or permanent dwellings

Policy Context.

Planning Policies from the current Unitary Development Plan considered to be relevant to this development are :-

CLF 10 - Touring Caravan and Camping Sites
EC 1 - Green Barriers
EC 4 - Hedgerows, Trees And Woodland
GDP 1 - Development objectives

PS2 - Development and the Environment

Movement To and From the Development

Access to the existing Caravan Park remains unaffected and is directly from the highway.

The development will be compliant where possible with Part M of the Building Regulations with respect to lighting, gradient, widths and guarding.

The Property.

The development as described previously will accord with Part M of the Building Regulations together with good practice based on the guide for lifetime of developments. Road Widths and general circulation areas in and around the development are designed to enable access by all. External areas immediately adjacent to the Caravan Pitches will have suitable hard surfaces and allow good access for any wheeled access requirements.

End of Design and Access Statement.

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