

SWDP 36: Static and Touring Caravans, Chalets and Camping Sites



- A. Proposals for new sites, and proposed extensions or improvements to existing static and touring caravan, chalet (including ‘log cabins’) and camping sites, will be permitted where:**
- i. The site is not within Flood Zones 2 or 3, and**
 - ii. The site is visually unobtrusive and well-screened from important local vantage points, environmentally sensitive locations and public highways, and**
 - iii. Appropriate landscaping is provided within the site and around its boundaries, and**
 - iv. The development is of a design, form and scale that is well-related to its setting and does not exceed the capacity of the area to accommodate the proposal, having regard in particular to landscape and infrastructure considerations, and**
 - v. The vehicular traffic generated by the proposal can be safely accommodated on the local highway network, and**
 - vi. The proposal makes adequate provision for foul drainage, water supply and utilities and for sewage pump-out and waste disposal.**

Reasoned Justification

1. Caravanning and camping sites are popular leisure destinations and they provide flexible tourist accommodation and mobile holidays at a relatively moderate cost. They can also be of great benefit to the local economy. As most types of caravan / camping holidays are self-catering, local shops, pubs and restaurants will benefit from the additional trade such visitors generate. Large numbers of visitors can also contribute greatly to the success of local attractions and other local businesses.
2. Proposals are likely to minimise the impact of future uses and development on the landscape through the utilisation of careful siting and comprehensive landscaping. It is also important that there should be no adverse effect on the surrounding environment, wildlife, agricultural uses or sites of archaeological and historic interest.
3. The proposed number of pitches will be an important consideration in assessing the impact of proposals. Accordingly, small sites are likely to be viewed more favourably than large sites. Small sites are defined as no more than 10 pitches / units.
4. Access is also an important consideration and sites must be located close to an appropriate highway. Proposals must demonstrate that the extra traffic generated does not compromise highway safety. Static sites do not need to be located near to major roads but the local road network must be able to cope with the initial delivery of caravans and the consequent traffic generated by visitors and service vehicles. Access to public transport, public footpaths and cycle routes will be considered when dealing with planning applications.
5. Landscaping and locational requirements will be particularly stringent for applications for caravan sites in order to prevent them from becoming obtrusive in the countryside. Particularly sensitive areas include exposed riverbanks, high or sloping land that is visually prominent or land within the Areas of Outstanding Natural Beauty.
6. It is also important that the sites are well-screened all year round in order to minimise the impact on the landscape. Where the landscaping does not achieve this the site will need to be cleared during the winter months.