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Planning Statement

Caravan Stone
New Street Farm
Ashbourne Road
Winkhill
ST13 7PW

Undertaken on behalf of: Michael Flaherty

Proposal- Change of Use for the secure storage of up to 20 caravans.

The proposal seeks planning permission for the use of the marked site area for the secure storage of up to 20 caravans. Our client (Michael) has been in ownership of the overall site (New Street Farm) for the previous 7 years and is currently well known in the caravan and motorhome industry regionally. He is a self employed caravan/motorhome service technician and has also been successfully operating a CL site authorised by the CAMC (Caravan and Motorhome Club) at the given location for up to 5no pitches whereby users reside no longer than the 28 days consecutive period.

As the site benefits from a hardsurfaced ménage area that is no longer been used due to another area on site currently being utilised, the client has decided to make better use of the vacant area to grow his home business.

The proposed storage area will provide a secure and well-managed (by the client) facility for caravan owners, reducing the need for caravans to be stored on residential properties or on the highway where they are at great risk to vandalism etc. The caravans will be stored in an orderly manner within the designated area and will not be used for residential occupation or holiday accommodation. These would be stored on a 12month consecutive contractual basis at a time (with option to renew) therefore eliminating multiple trips to/from the site.

The site will be appropriately managed, with access restricted to customers and authorised personnel. The proposal is intended to operate on a low-intensity basis, with limited vehicle movements associated with the arrival and collection of caravans. The operating hours would take into consideration other local nearby businesses/residents in order to minimise any impact upon them and therefore would be strictly operating between 8am-6pm on a weekly basis.

Overall, the proposal would provide a practical and secure caravan storage facility while making efficient use of the site and avoiding undue impact on the character and amenity of the surrounding area. The proposal is consistent with the objectives of the National Planning Policy Framework (NPPF) 2026 in promoting sustainable development and supporting appropriate economic activity. The NPPF recognises the importance of supporting a prosperous rural economy and states that planning policies and decisions should enable the sustainable growth and expansion of businesses in rural areas, where development is appropriately located and respects the character of its surroundings.

The proposal is also consistent with the NPPF's approach to making effective use of land. The storage of caravans on an organised and managed site provides a practical use of land while avoiding the need for caravans to be stored on residential properties, roads or other less suitable locations.

In transport terms, the use is expected to generate relatively limited vehicle movements, associated principally with the drop-off and collection of single caravans. The proposal will utilise the existing site access, and the development will be operated in a manner which ensures that vehicles can enter and leave the site safely utilising the existing access. The NPPF requires development proposals to provide safe and suitable access and states that development should only be prevented on highway grounds where there would be an unacceptable impact on highway safety or severe residual cumulative impacts on the road network.

Overall, the proposal would provide a small-scale, secure and managed family caravan storage facility which supports an appropriate rural business use, makes efficient use of the site and can operate without unacceptable impacts on highway safety, neighbouring amenity or the character of the surrounding area.