

Part K:

Holiday Lets and Caravan Parks

Contents

- K1. Introduction
- K2. Holiday Lets
- K3. Camping and Caravan sites

This part of the Development Requirements SPD provides further detailed guidance on the interpretation of the following Core Strategy policy

- CS. 24 Tourism and Leisure Development.

It provides a definition of what comprises Holiday accommodation, guidance on the circumstances where holiday let accommodation may be appropriate and the size of camping/caravan sites which may be classified as small, medium and large and what level of facilities may be applicable at such sites.

Making sure that applications comply with the guidance contained within the SPD will make it easier for the Council to grant planning permission. The Council's Planning Policies are set out in the Core Strategy, available at www.stratford.gov.uk/corestrategy

Key words or terms which appear throughout the document, are included in the Glossary.

K1. Introduction

Holiday accommodation or 'lets' includes, but is not restricted to, any house, flat, chalet, tent, caravan, villa, or houseboat, which is let out to holiday makers, who may live or stay in the property for leisure purposes. The property is not normally a principle "home". The accommodation should be advertised or held out as suitable for temporary holiday/ leisure letting purposes. Occupation by the same person(s) throughout the year would therefore be inappropriate.

K2. Holiday Lets

Proposals for hotels, bed and breakfast and self-catering accommodation will be supported where appropriate provided that they are in compliance with other policies contained within the Core Strategy and National Planning Policy and Guidance, such as, for example, policies in relation to the Green Belt.

General factors to take into consideration include any adverse impacts on character, amenity and the open countryside for example, avoiding the change of use of entire farmsteads to holiday accommodation. Minor amendments to existing development to extend or make improvements to existing holiday accommodation should be of high quality design.

K3. Camping and Caravan Sites

The tourism sector is very important to the economy of Stratford-on-Avon District and at the time of writing it is estimated to be worth around £385m a year to the local economy. The recently adopted Industrial and Economic Development Strategy states that

"The growth and success of tourism in Stratford-on-Avon has been down to the increase in overnight visitors. These visitors now account for 11% of total visits but contribute 44% to total visitor expenditure" and "The local tourism industry is doing a good job at retaining the most valuable tourist (overnight visitors) but we need to continue to maintain and potentially increase the proportion of visitors overnight".

Therefore policies which aim to promote and control camping and caravanning sites will have an important impact on the future prosperity of the District but need to be carefully managed to ensure that the attractiveness of the District is maintained.

The NPPF states in the section on 'Supporting a prosperous rural economy' at paragraph 83 that *"Planning policies and decisions should enable ...sustainable rural tourism and leisure developments which respect the character of the countryside"*

Policy CS.24 Tourism and Leisure Development of the Core Strategy provides some guidance and states:

"The role of tourism will be increased by supporting the growth and improvement of existing attractions and by encouraging new attractions and dispersing them throughout the District, in order to support the local economy and to provide the opportunity for local communities to enjoy the benefits that are derived.

Large-scale schemes for visitor attractions or overnight accommodation should, wherever possible, be located within the urban areas of Stratford-upon-Avon or a Main Rural Centre."

The main planning issue raised by the use of land for stationing caravans is that of countryside protection. Caravan sites can be very obtrusive features in the landscape detracting from its scenic quality and amenity.

The case for any new static caravan development, or the expansion of existing facilities, will be assessed against the need to protect the countryside. The creation and extension of static caravan parks on open or exposed sites will be discouraged. This will be particularly important in environmentally sensitive areasⁱ. Appropriately sited small-scale extensions to existing static caravan sites may be permitted where, by rounding-off and improvement to landscaping and layout, the result would be a less intrusive site provided this met with wider policies contained within the Core Strategy and National Planning Policy and Guidance, such as, for example, policies in relation to the Green Belt.

Small-scale touring caravan parks and camping sites are distinct from static caravan sites by being seasonal in use, leaving relatively little evidence of their usage in the winter months. Permission may be granted for touring sites at appropriate locations, where they are effectively screened and not visually intrusive. Access to sites should be carefully planned and should be designed to allow safe movement for cars and caravans to and from the site.

Policy CS.24 identifies criteria to assess large scale tourism development. What constitutes 'large scale' is not quantified in the policy but in relation to camping and caravan sites the following table is designed to assist in considering the scale of development. It is not intended to be prescriptive in terms of the facilities available at each size of site and it is acknowledged that there are many different types of product on offer by the industry.

Small Scale	Medium Scale	Large Scale
1-40 units	40-80 units	80+ units
Temporary/Seasonal use	Seasonal use	Multi-season use
No lighting	Low level lighting	Lighting
No water	Possible water supply	Water supply
No drainage	Composting or temporary toilets	Drainage
No hard standing	No formal hard standing	Choice of grass and hard standing pitches
Tents, touring caravans and motorhomes	Tents, yurts, touring caravans and motorhomes	Static caravans, touring caravans, motorhomes, tents, pods and yurts
No access road	No access road but a path network	Access road and paths
No electricity supply	Electricity supply on some pitches	Electricity hook up
No facilities	Limited facilities	Facilities such as shop, play park, reception

ⁱⁱ This would include AONBs, Conservation Areas, Ecologically Important Areas, Special Landscape areas and areas within the setting of Listed Buildings