



PROMETHEAN

PLANNING

Greenfield Farm,
Valewood Lane,
Barns Green
RH13 0QJ

Construction of 2 day room / utility buildings associated with
approved residential caravan pitches

Planning Statement

September 2026

Location

The site amounts to approximately 0.185 hectares and is located to the east of West Chilmington Lane and the north of Valewood lane.

The site is accessed via an existing entrance to the east of West Chilmington Lane.

The land to the north, south and east is owned by the applicant and is shown in blue on the accompanying plans.

An application on the site along with the adjoining land, for use of land for the stationing of 5 static caravans for residential purposes; 3 associated day rooms; and associated landscape works was allowed at appeal under reference APP/Z3825/W/25/3367225 following refusal under application DC/25/0055.

The Proposal

The proposal is for the construction of two day room / utility buildings to be used ancillary to the approved residential caravan pitches for a gypsy traveller family

These would serve the 2 southern pitches and would be identical to the three buildings approved for the northern pitches.

Landscape impacts

The application site has no statutory or local landscape designation; it is not within the Green Belt and is not a National Landscape or National Park. The application site is therefore exactly the type of area in which Gypsy Traveller sites are likely to be found.

The application site is well screened on all boundaries and is not readily visible from West Chilmington Lane or any residential properties. It would not impact the amenity of local properties, none of which are adjacent to the site.

The proposed buildings would be located to the south of the approved static caravans close to the established development and so would have no meaningful impact

Highways and Access

The site is accessed via an established access from West Chilmington Lane.

The proposal would not result in any increase in vehicle movements

It is therefore the case that the proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network and therefore is not contrary to the National Planning Policy Framework.

Ecology

The proposal would not result in the removal of any trees or hedges and so would not impact on any protected species.

Protected species surveys have been carried out for DC/25/0055 and are included with the submission.

Foul water and surface water Drainage

Drainage will be connected to the system proposed in DC/25/0055

The applicant proposes foul water disposal by a highly efficient package treatment plant.

In the absence of mains drainage this is considered to be an appropriate means of foul water disposal which would avoid harm to the quality of the soils.

The new package treatment plant will be a Rewatec Solido Smart 2-8 Person Sewage Treatment Plant manufactured by Premier Tech Aqua, 2 Whitehouse Way, South West Industrial Estate, Peterlee, Co Durham, SR8 2RA.

The package treatment plant will be installed and fully operational prior to occupation of the development. The package treatment plant will be installed in accordance with the manufacturer's recommendations and instructions, and in accordance with the Building Regulations.

The package treatment plant will be serviced by a qualified British Water accredited engineer on an annual basis in accordance with the manufacturers servicing and maintenance guide to ensure it is operating efficiently and effectively.

This should include a desludge to ensure a solids build-up doesn't compromise the treatment chamber if the sludge level reaches 70% of the permitted maximum.

The annual service should include an assessment of the activated sludge volume in the reactor in accordance with the manufacturers servicing and maintenance guide.

The annual service should include checking of all working parts including:

- Air blower strength/efficiency
- Air filter check/change
- Final water quality
- Mechanical component checks/replacements
- Air pipe checks
- Diffuser checks
- Health of bacteria

The runoff from the treatment plant will be taken to a soakaway drainage field. The site is not within a flood zone as identified by the Environment Agency.

Surface water will be discharged by infiltration. This will be designed following infiltration testing in accordance with BRE365, at the location and depth of proposed devices. Infiltration devices will be located 5m from structures and boundaries, in addition to avoiding Root Protection Zones.

The applicant expects a detailed drainage design will be required prior to commencement of the development and is happy to accept a drainage condition requiring further details.

Sustainability statement

The proposal seeks to utilise sustainable design and construction techniques, for example, energy conservation and efficiency, water efficiency, reducing waste, re-using materials and recycling materials to ensure the most efficient use of limited resources.

The application seeks to meet these aims in the following ways:

- Improvements to the biodiversity of the site through substantial additional planting to the boundaries including enhancing existing hedgerows.
- Use of Local Contractors and Suppliers
 - To reduce "material miles" and support the local economy, the applicant will utilise a contractor
 - Where practicable, materials will be sourced from local suppliers.
- Fabric First Approach
 - A 'fabric first' approach has been adopted, with insulation levels exceeding current Building Regulations wherever possible, resulting in demonstrable energy efficiency improvements.
- Waste arising from demolition and construction will be segregated into appropriate categories, including:
 - Recyclables: wood, metals, cardboard, glass, and plastics
 - Plasterboard
 - Batteries and aerosols
 - General waste
 - Hazardous solid and liquid waste