

## Static Holiday Caravans, Cabins and Chalets

5.45 Parks for chalets and static caravans make an important contribution to the overall provision of tourist accommodation in Suffolk Coastal. They also make an important contribution to the local economy, however they can have a marked visual impact on the landscape, particularly those sites set out in regimented patterns in open countryside, and on the coastline. This impact is compounded, in that they are present on an all-year-round basis. It is therefore, important to direct their provision away from the more sensitive locations within the district.

5.46 In recent years there has been a significant increase in the quality of cabins and chalets available, while satisfying the definition of what a caravan is under the Caravan Sites and Control of Development Act 1960. It is important that this type of accommodation is not abused and used as permanent accommodation. To address this, the Council will restrict the length of occupancy periods permitted.

### Development Management Policy DM18 – Static Holiday Caravans, Cabins and Chalets

In respect of sites for static holiday caravans, cabins, chalets and similar accommodation, proposals for new sites, extensions to existing sites, and intensification of use of existing sites (by infilling) will be acceptable where:

- (a) The road network is able to accommodate the volume of traffic generated without having a significant adverse impact on the free flow of traffic and highway safety;
- (b) They are of a scale appropriate to the nature of the location and its setting. In this respect the cumulative impact will also be a material consideration;
- (c) They are of a high standard of design;
- (d) They are to be used as holiday accommodation only, and not for permanent residential accommodation; and
- (e) There are services available (i.e. the provision of mains water and adequate sewage/waste disposal).

The above sites will not be allowed within the Heritage Coast, adjoining estuaries, within exposed parts of the AONB or where they would have a material adverse impact on the landscape.

Where planning permission is granted, a condition will normally be imposed to ensure that no holiday unit on the site shall be occupied by the same person(s) for 56 days or more in a calendar year.

## TRANSPORT

### PARKING STANDARDS

5.47 The Council has adopted the Suffolk Advisory Parking Standards which set out the parking standards for the district. These standards take into account the location and availability of public transport in addition to distinguishing between rural and urban areas. It is intended to update and produce this as a Supplementary Planning Document.

### Development Management Policy DM19 – Parking Standards

Proposals for all types of new development will be required to conform to the District Council's adopted parking standards as set out in a Supplementary Planning Document.

However, in town centres and other locations with good access to public transport the District Council may make exceptions as a transport management tool or where it is impracticable to make parking provision on-site.

In such cases the Council may also, in order to allow the development to proceed, invite applicants to contribute to the provision of cycling provision, walking measures, public transport, or additional public car parking spaces in lieu of any shortfall in on-site car parking provision.

*Footnote: In relation to Leiston see also paragraph 4.63*



SCDC