

COMMITTEE DATE:	12 October 2023
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APPLICATION NO: RR/2023/1465/P

Site Address: Wylands Farm Campsite, Powdermill Lane, Catsfield

Proposal: Use of land for the siting of caravans/motorhomes (up to 12 serviced pitches) and for camping (up to 30 pitches), to include relocation of existing caravans/motorhomes; creation of an overflow car park (approx. 37 spaces); retention of ancillary building providing toilet, shower, changing and washing facilities to serve those fishing and camping at Wylands (retrospective); and associated works and landscaping.

Consultee Response:

Following the comments of the Environment Agency (EA), the Council sought comments from the Emergency Planner. The Emergency Planner advised that they do not comment on planning applications.

Applicant/Agent response:

However, the applicant has responded to the EA comments and advises that:

- Wylands Farm has been 'signed up' to the met office alerts.
- Unfortunately, the suggested Government flood warning service is not available for the Wylands postcode area.
- There is a bespoke evacuation plan in place across the entire Wylands complex, with the main assembly point at middle car park. The evacuation plan complies with the fire risk assessment and the wider site and health and safety risk assessment. Both have been undertaken and prepared by Safety & Management Solutions Ltd (SAMS), who are based in Maidstone and are one of the UK's leading health and safety consultancies / advisors.

RECOMMENDATION: AS REPORT