

Parish:
North Mundham

Ward:
North Mundham

NM/15/02356/FUL

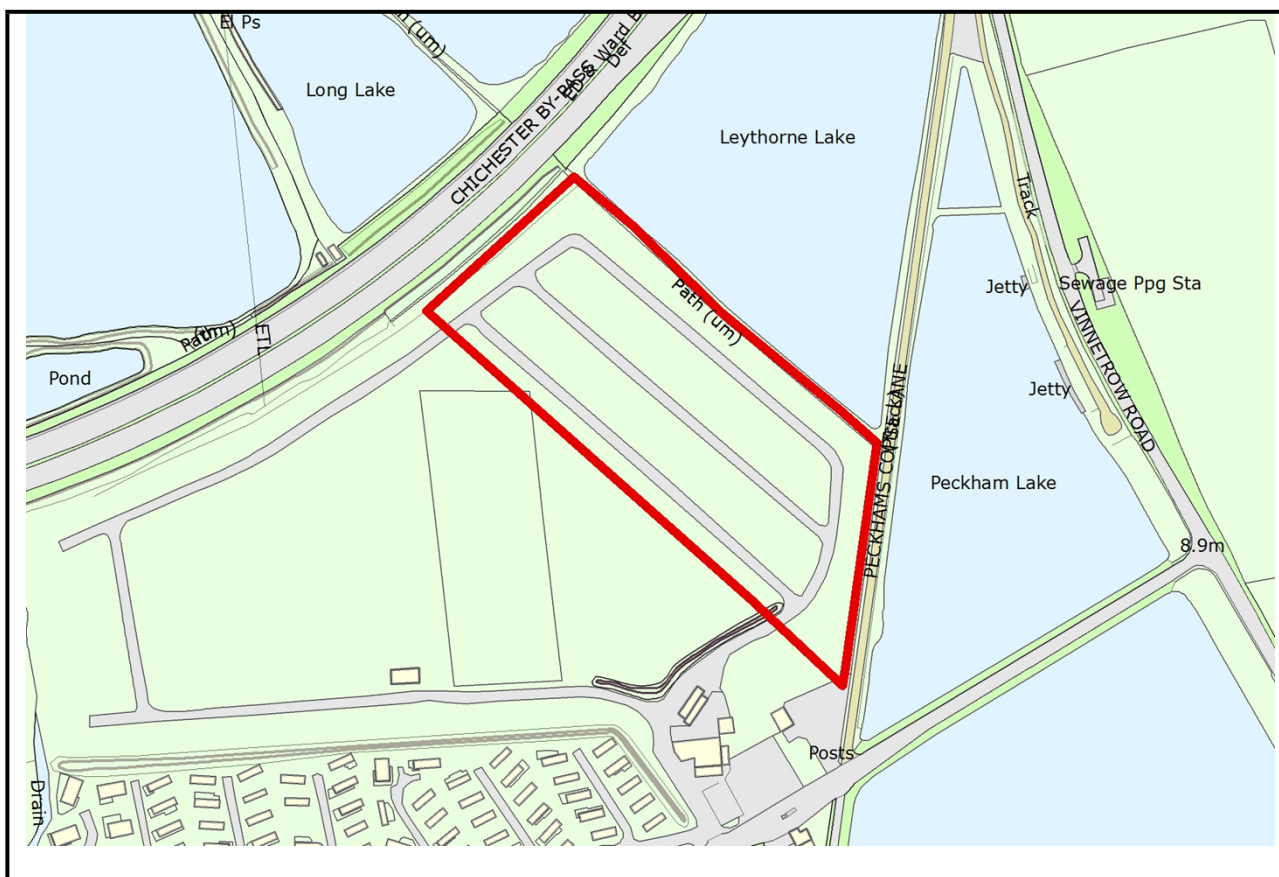
Proposal Use of land and associated operational development for the stationing of 34 no. lodge style holiday caravans and associated facilities

Site Lakeside Holiday Park Vinnetrov Road Runcton West Sussex PO20 1QH

Map Ref (E) 487530 (N) 103394

Applicant Park Holidays UK

Recommendation: DEFER FOR S106 THEN PERMIT



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1.0 Reason for Committee Referral

1.1 Parish Objection - Officer recommends Permit

2.0 The Site and Surroundings

2.1 Lakeside Holiday Park is a well-established caravan park of approximately 25 hectares (excluding lakes), comprising a mix of static caravans, log cabins and a large touring field. The site is located to the south east of Chichester City, on the southern side of the A27. There are lakes to the south, east and west and the site is generally well screened by mature vegetation. Access to the site is obtained via a long driveway from Vinnetrow Road, to the east of the site.

2.2 The park has planning permission for 455 static holiday caravans and 500 touring pitches.

2.3 The application site for this proposal is the north east section of the touring field which abuts the A27 to the north and Leythorne Lake to the north east. The application site has an area of approximately 1.9ha and encompasses the existing hard standing for touring caravans. The existing southerly part of the touring field and play area is unchanged by this proposal.

3.0 The Proposal

3.1 This application seeks planning permission for the installation of 34 no. lodge style holiday caravans on land previously used for touring caravans. The touring caravan and camping area of the site is presently the subject of conditions to ensure that there would be no static caravans and for bona-fide touring caravans on tour only (ref. 99/01600/FUL). This application proposes the installation of 34 static caravans with a lodge style appearance. The caravans would have a semi-permanent nature, by the fact that they could be moved off site by an HGV but their installation on site would typically include attachment to the sewerage network and have timber decking around the lodge as shown by indicative photos in the application submission. The application also seek permission for concrete bases to facilitate the stationing of each static lodge caravan.

3.2 Whilst the units would have the appearance of wooden lodges, they would qualify as caravans, being pre-manufactured and brought to site by HGV. The lodges would have a maximum height of approximately 5m and would vary in width from 3.5m – 6m. The caravans would be accessed via the existing hard standing used for vehicle access on site.

3.3 The application includes a 3m acoustic barrier along the boundary with the A27.. This barrier has been included as part of the application.

4.0 History

83/00006/NM	PER	Landscaping of rally fields to accommodate touring caravans and recreational areas
99/01600/FUL	PER	Redevelopment of existing caravan park by the use of land for the siting of 350 static holiday caravans and 500 touring caravans.
04/00446/PLD	PER	Lawful Development Certificate for the proposed use of land for siting 405 no. static holiday caravans instead of 350 no. static holiday caravans.
08/01782/FUL	PER	Proposed deletion of condition no. 6 of Planning Permission ref: NM/99/01600/FUL dated 20th September 1999 to allow for removal of 21 day stay limitation for touring caravans on touring caravan site to south east of Chichester by-pass.
12/03407/FUL	PER	Deletion of Condition 6 of planning consent (T/APP/L3815/A/88/100255) to allow all year holiday use of 24 holiday cabins.
12/04373/FUL	PER	Demolition of an existing shower and w.c block, to be replaced with new shower and w.c block on the Lakeside Holiday Park site.

5.0 Constraints

Listed Building	NO
Conservation Area	NO
Rural Area	YES
AONB	NO
Tree Preservation Order	NO
South Downs National Park	NO
EA Flood Zone	
- Flood Zone 2	NO
- Flood Zone 3	NO
Historic Parks and Gardens	NO

6.0 Representations and Consultations

6.1 North Mundham Parish Council

Object. Concern over impact on the local infrastructure and the sewer network in particular. No details provided on details of existing drainage system or proposed connection. It is clear that there are existing problems with the sewerage network. The proposed development would impose a higher burden on the existing foul drainage system. Impact will be exacerbated by the increasing sophistication of the holiday lodges compared to touring caravans.

Unsure if the agreement between lakeside and Southern Water regarding the rate at which effluent is pumped into the local sewage main is still in force. District Council should work with the applicants and Southern Water to achieve a lasting solution to the problem of overloading the sewage system in North Mundham. The Parish will continue to object until convinced an effective solution has been put in place.

Further Comments

North Mundham Parish Council notes the intention to reduce the number of caravans from 37 to 34 and the additional information provided. Notwithstanding this, North Mundham Parish Council remain concerned about the additional burden placed on the local sewage system. Unless and until appropriate steps are taken to rectify the deficiencies in the local sewage system, North Mundham Parish Council will maintain its objection to the development.

6.2 CDC - Planning Policy

Policy 31 states that any proposal for the change of use of a touring caravan pitches to static caravan pitches should be judged against the penultimate paragraph of the policy. In the interests of maintaining an adequate supply of touring caravan pitches, proposals for a change of use to static caravan pitches should be accompanied by an assessment of supply and demand.

Policy 30 sets out criteria to ensure that any development would not have a detrimental impact on the character of the area and encourages an extended tourist season. The site is located within the Countryside and Policy 45 sets out criteria to ensure that any development in the countryside is sustainable.

The application has been accompanied by an assessment of supply and demand which needs to be reviewed by officers to ensure that an adequate supply of touring caravan pitches are maintained which meets the demand in the area.

6.3 Environment Agency

No objection.

6.4 Southern Water Services

Original Comments

Formal application required for connection to the public foul sewer. Suggested informative. Arrangements need to exist for the long term maintenance of the SUDS facilities. Drainage details to be submitted to the Local Planning Authority and should specify responsibilities, timetable for implementation and provide a management and maintenance plan.

CDC to comment on adequacy of proposals to discharge surface water to local watercourse.

Further Comments

Southern Water has undertaken investigations of the pipe work down stream and flows currently discharging from the existing Lakeside Holiday Park. A CCTV survey of the 150mm foul sewer indicates sewer is in good condition apart from some FOG (Fat/Oil and Grease) build up in some sections. The sewer is to be jetted by Southern Water.

Southern Water is continuing to work with owners of Lakeside to understand how drainage arrangements have been set up and the volume of flows that are currently passed forward into public foul system. The current rate of pumps discharging to the foul sewer exceeds a previously agreed flow rate from the site. A flow rate of 8.0l/s has been determined as appropriate. Surface water not directly connected to public foul network.

Park Holidays in the process of redirecting one pumped connection which is currently connected directly into the public system into the terminal/central pumping station on site. Park Holidays also investigating the need for the installation of additional storage tanks to ensure that the flow can be pumped at no greater than 8.0l/s into the public foul sewer.

Southern Water has no objection to additional 34 holiday homes as long as flow rate from development as a whole does not exceed 8.0l/s. Southern Water will require flow monitoring to be installed at an agreed point to confirm the flows from the site are not exceeded in the future. Suggested informative regarding flow rate.

6.5 Highways England

No objection. Noise barrier to be erected on applicants land.

6.6 WSCC - Local Development Division

No objection. Construction Management Plan should be secured if permission granted.

6.7 WSCC Flood Risk Management team

No objection. If permission granted, proposal should be subject to conditions finalising the detailed surface water drainage designs for the site and ensuring their long term maintenance.

6.8 CDC - Environmental Health Officer

Concerns over placement of permanent lodge style accommodation in a relatively noisy location close to A27. Noise assessment required.

Upon receipt of noise assessment, no objection raised as noise mitigation measures proposed including the loss of 3 lodges closest to the A27, a 3.0m acoustic barrier fence to be located on the sites northern boundary, more stringent standard for the construction of the lodges and more minor mitigation measures which brought the internal and external noise environment to an acceptable level.

No comments with respect to air quality or land contamination as application for lodge style holiday caravans.

6.9 CDC - Licensing Team

No objection. Advisory suggested informing the applicant/freeholder that contact will need to be made with the Licensing Team in order to apply for a Caravan Site Licence under the Caravan Site and Control of Development Act 1960.

6.10 CDC - Drainage Engineer

No objection. Total infiltration likely to work and should be investigated prior to considering discharge to watercourse. Percolation testing and winter groundwater monitoring is required to ensure infiltration viable. This should be conditioned with final drainage design. The design should cope with the 1 in 100 year storm event plus 30%. There should be an easement of 3m to any watercourse for access and maintenance. Any approved flows to the watercourse should be limited to the greenfield runoff rate. This can only be agreed if infiltration proved not to work.

6.11 CDC - Environmental Strategy

Willow tree on site has potential for bats so 10m buffer required around tree to avoid disturbance. Lighting scheme needs to consider impact on bats. Hedgerows on site to be retained and enhanced for bats, including a 5m buffer strip around the hedgerows. Fencing to be erected around hedgerows during construction to ensure area undisturbed. Construction works to be avoided during the winter period. Any works to trees or vegetation on site to be undertaken outside the bird breeding season.

A contribution (£176 per unit) to be collected towards the implementation of the Solent Disturbance and Mitigation Project Phase 3.

6.12 WSCC Fire and Rescue

No objections to scheme. Recommendations pertaining to the development made.

No third party comment received

6.13 Applicant/Agent's Supporting Information

This application was supported at submission by:

- A Planning, Design and Access Statement
- A Noise Survey
- Holiday Lodge Market Overview
- Touring Caravan Market Assessment
- Preliminary Ecological Appraisal
- Landscape and Visual Impact Assessment
- Transport Assessment
- Flood Risk Assessment

The agent submitted additional supporting information during the lifespan of the application in response to consultee comments received. The additional supporting information included a noise mitigation plan/measures (including an attenuation fence), drainage studies and information. The proposal was reduced from 37 to 34 caravans.

7.0 Planning Policy

The Development Plan

7.1 The Development Plan for the plan area comprises the Chichester Local Plan: Key Policies 2014-2029 and all adopted neighbourhood plans. There is no adopted neighbourhood plan for North Mundham Parish at this time.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

Chichester Local Plan: Key Policies 2014-2029

Policy 31: Caravan and Camping Sites

Policy 39: Transport, Accessibility and Parking

Policy 42: Flood Risk

Policy 45: Development in the Countryside

Policy 48: Natural Environment

Policy 49: Biodiversity

Policy 50: Development and Disturbance of Birds in Chichester and Langstone Harbours
Special Protection Areas

National Policy and Guidance

7.3 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 14 of which states:

7.4 At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking:

For decision-taking this means unless material considerations indicate otherwise:

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in (the) Framework indicate development should be restricted.*

7.5 Consideration should also be given to paragraph 17 (Core Planning Principles) and paragraph 28 (Supporting a Prosperous Rural Economy).

Other Local Policy and Guidance

7.6 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Support local businesses to grow and become engaged with local communities
- Encourage and support people to adopt healthy and active lifestyles
- Promote and increase sustainable, environmentally friendly initiatives in the district
- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

- The principle of the proposed development
- The impact of the proposal on sewerage capacity in the North Mundham area
- The amenity of proposed visitors from the noise of the A27.

Assessment

The principle of the proposed development

8.2 Policy 31 of the adopted Chichester Local Plan: Key Policies 2014-2029 states that proposals for caravan, camping sites and intensification/alterations to existing sites will be granted where it can be demonstrated that all the following criteria are met:

1. They meet a demonstrable need and require a rural location;
2. They are of an appropriate scale in relation to their setting and would not diminish local amenity;
3. They are sensitively sited and designed to maintain the tranquillity and character of the area;
4. They are sited to be visually unobtrusive and can be assimilated so as to conserve and enhance the surrounding landscape;

5. The road network and the site's access can safely accommodate any additional traffic generated.

These criteria are considered in detail below.

1. They meet a demonstrable need and require a rural location

8.3 The applicant has provided evidence to demonstrate that the supply of touring pitches within the immediate locality is likely to be higher than the current licenced figure from Chichester District Council when Policy 31 of the Local Plan was formulated (although there have been more recent developments involving the loss of touring facilities at other local sites). The specific data for Lakeside Park demonstrates that there is a surplus of touring facilities within the park and that the loss of some of the touring pitches for holiday lodge development would not materially impact on the supply necessary to satisfy demand on site or within the wider District.

8.4 An assessment of the supply and demand for the touring caravan market and the holiday park has been provided within the Touring Caravan Market Assessment. The conclusion of the assessment is that the proposed development would help to satisfy demand from the changing holiday market (from touring to static holiday homes), would help to elongate the tourist season and add further support to the local tourism market. The proposal results in the retention of touring use on the remaining field which is considered sufficient to satisfy the current demand as the park has an over-supply of pitches available to meet the demonstrated need in recent years.

8.5 The site is an existing holiday park site within a countryside location and therefore the proposals resulting in an increase in static homes and a reduction in touring pitches is considered appropriate..

2. They are of an appropriate scale in relation to their setting and would not diminish local amenity

8.7 The proposed lodges have been reduced in number from the original 37 to 34. The impact on the landscape character of the area would be related to the degree of permanence the caravans would have, alongside their associated paraphernalia such as decking.

8.8 The removal of three of the lodges provides a slightly more spacious layout to the proposed development. Given that the existing holiday park provides approximately 431 static holiday caravans, the proposed development of the north east corner of the site for an additional 34 chalets is unlikely to have any significant impact on the landscape character of the area, which already encompasses a significant area of land for static caravans.

8.9 The proposed development would be of a higher standard than the existing caravans on site and would therefore contribute to the overall appearance of the holiday park.

3. They are sensitively sited and designed to maintain the tranquillity and character of the area, and

4. They are sited to be visually unobtrusive and can be assimilated so as to conserve and enhance the surrounding landscape

8.10 The design of the proposed lodges/caravans is typical of those found on holiday parks within the surrounding area. The existing site is a holiday park and the addition of 34 caravans is unlikely to alter the tranquillity of the area. The character of the area is already dominated by the existing holiday park and the addition of a further 34 would have no significant impact on the character of the area.

8.11 The siting of the proposed caravans/lodges would be screened from the A27 to the north by a proposed noise barrier and existing landscaping which is also due to be enhanced. The landscaping proposed includes additional buffer planting adjacent to the A27 and to the north east of the site, adjacent to the existing ponds. The location of the proposed caravans on an area currently used for touring caravans is therefore land that can currently be used for ad hoc temporary development and is therefore not a site that has seen no previous development.

8.12 The application is accompanied by a Landscape and Visual Impact Assessment (LVIA) which concludes that:

'The proposed development would not cause any significant landscape effects on the designated areas, on landscape character or landscape elements and features within the study area either during construction or operation. The visual effects would be localised due to the high visual enclosure of the site and localised change in views, which would not significantly affect the relevant landscape receptors;

'The visual effects of the proposed development at Lakeside Holiday Park would be limited to the immediate context of the site due to screening provided by the existing vegetation on site boundaries and the Chichester Bypass.'

'The proposed development would respond to the character of the adjacent uses within Lakeside Holiday Park and introduce a number of permanent holiday lodges of high quality set in a generous landscape framework'.

8.13 Officers agree with the conclusions of the LVIA given the sites relationship with the A27 and the existing uses on the wider Lakeside site. There would be conflict with policy 45 of the Local Plan to protect the character and appearance of the Countryside.

5. The road network and the site's access can safely accommodate any additional traffic generated

8.14 No objections have been raised by either the local highway authority or Highways England to the proposed development on highway grounds. The number of units generated by the proposed development is relatively small in comparison with the remainder of the park and will result in a commensurate reduction in pitches for touring caravans. There is unlikely to be any material impact on the local highway network as the site already has permission to be used by touring visitors to the holiday park.

The impact of the proposal on sewerage capacity in the North Mundham Area

8.15 An objection has been received from the Parish Council in relation to the capacity of the local sewerage network to accommodate the proposed development. Southern Water was consulted on the application and undertook their own investigation. which concluded that Lakeside Holiday Park was currently discharging to the foul sewer at a rate exceeding a previously agreed flow rate from the site. A flow rate of 8.0l/s has been deemed appropriate.

Park Holiday Homes are investigating the need for the installation of additional storage tanks to ensure the flow can be pumped at no greater than 8.0 l/s into the public foul sewer.

8.16 Southern Water has no objection to the proposed development as long as the proposed flow rate does not exceed 8.0l/s. Park Holiday Homes are also in the process of updating existing and installing new flow monitoring systems within the Park. Southern Water will require flow monitoring to be installed at an agreed point to confirm the flows from the site are not exceeded. Southern Water has requested a condition informative be attached to any planning permission granted and this is recommended

8.17 With regards to Surface Water drainage, no objections have been raised to the proposed development and total infiltration (ability for all surface water to percolate into the ground) is considered likely to work by the applicant and should be investigated prior to considering discharge to watercourse. A condition is suggested requiring percolation testing and winter groundwater monitoring alongside the final drainage design.

The amenity of proposed visitors from the noise of the A27

8.18 The Environmental Health officer raised concerns regarding the impact of noise from the A27 on future occupiers of the proposed lodges. In response to this, the applicant undertook a noise survey and as a result of this, proposed mitigation measures. The mitigation measures proposed are:

- to reduce the number of proposed lodges from the original 37 to 34 (removing the three most affected lodges);
- the specification of the proposed lodges to be meet the noise insulation requirements the same as for residential dwellings;
- acoustic trickle vents to be included in the glazing specification and sufficient for background ventilation purposes during the overnight period;
- the internal layout of the lodges/orientation to be optimised to ensure bedrooms are positioned on the elevation furthest from the A27;
- landscaping to act as a buffer to the A27; and
- the installation of an acoustic fence between the proposed lodges and the A27.

Significant Conditions

8.19 The following conditions are recommended to be attached to the permission to ensure that the development complies with relevant development plan policies:

- Holiday occupancy only.
- The site owner shall maintain a register of main addresses and require evidence of council tax being paid at that address to ensure that the caravans are not the main or sole residence of the owner. A summary report of the register will be provided on an annual basis to the Local Planning Authority.
- Landscaping details to be implemented.
- The foul sewage flow rate from the Holiday Park shall be reduced to a maximum of 8.0l/s before any further connections are made to the internal drainage system. Flow monitor/s to be installed at an agreed point with Southern Water Services

S106 and CIL contributions

8.20 This development is not CIL liable.

The site falls within the 5.6km zone of influence for the Chichester Harbour SPA and therefore £5,868.92 is required to be paid through a S106 or unilateral undertaking. This figure is proportionate to the sites opening (51 weeks a year).

Conclusion

8.21 The proposal for 34 lodge style static caravans on area of land restricted to touring use only, on a wider holiday park with 455 existing static caravans, would not result in any significant landscape, environmental or amenity concerns. The proposal requires the instillation of an acoustic barrier to mitigate the impact of the noise level from the A27. Additional planting is proposed to soften views from within the site, but would not be incongruous within the landscape in context of the wider Holiday Park. The increase in visitors to the site is not considered to result in a material highways impact or detrimental impacts on local services as the site would be used for holiday use only. Operational improvements have been made to the sewerage network and with appropriate conditions, as recommended; this site would not result in a detrimental impact on the capacity of the foul network. Based on the above, it is considered the proposal complies with development plan policies 31, 39, 42, 45, 48, 49, 50 and therefore the application is recommended for approval.

RECOMMENDATION

DEFER FOR S106 THEN PERMIT subject to the following conditions and informatives:-

1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2) The development shall be carried out in accordance with plans: 14017.PO1.005, 14017.PO1.007, 14017.PO1.008, RUPC.1, RUPC.2

Reason: to ensure a satisfactory development.

3) **No development shall commence on site, including demolition**, until protective fencing has been erected around all trees, shrubs and other natural features not scheduled for removal in accordance with the recommendations of BS5837:2012. Thereafter the protective fencing shall be retained for the duration of the works, unless otherwise agreed in writing by the Local Planning Authority. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area; soil levels within the root protection area of the trees/hedgerows to be retained shall not be raised or lowered, and there shall be no burning of materials where it could cause damage to any tree or tree group to be retained on the site or on land adjoining at any time.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

4) **No development shall commence on site, including demolition**, until the existing hedgerow to be retained has been protected by a fence providing a landscape buffer in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include plans showing the type and position of all protective fencing. The landscape buffer shall be undisturbed during the construction period and the fencing shall be maintained until all equipment, machinery, surplus materials and soil have been removed from the site.

Reason: To protect foraging areas for bats and in the interests of preserving the visual amenities of the area. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

5) **No development shall commence** until details of the proposed overall site wide surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal as set out in Approved Document H of the Building Regulations and the SUDS Manual produced by CIRIA. Winter ground water monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. The surface water drainage scheme shall be implemented as approved unless any variation is agreed in writing by the Local Planning Authority. No building shall be occupied until the complete surface water drainage system serving that property has been implemented in accordance with the approved surface water drainage scheme.

Reason: The details are required pre-commencement to ensure that the proposed development is satisfactorily drained with all necessary infrastructure installed during the groundworks phase.

6) **No development shall commence** until the discharge of any flows to a watercourse has been approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority (WSSCC). Any discharge to a watercourse must be at a rate no greater than the predevelopment run off rates. The approved discharge rates must be adhered to.

Reason: The details are required pre-commencement to ensure that the proposed development is satisfactorily drained with all necessary infrastructure installed during the groundworks phase.

7) Notwithstanding any details submitted, **no development shall commence** until details of a system of foul drainage for the site have been submitted to, and approved in writing by the Local Planning Authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any of the development shall take place until the approved works have been completed. The foul drainage system shall be retained as approved thereafter.

Reason: To ensure adequate provision for drainage. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

8) **Construction work shall not begin** until a written scheme for protecting the occupants of the proposed lodges from noise from the A27 has been submitted to and approved by the Local Planning Authority; all works, including the instillation of the acoustic barrier hereby permitted which form part of the scheme shall be completed before the lodges are occupied and be thereafter retained.

Reason: In order to mitigate and reduce to a minimum the adverse impacts of noise on the health and quality of life of the occupiers.

Aim: The external amenity areas of the lodges shall be required to achieve a 16Hr LAeq of less than 55dB (WHO target to avoid "serious annoyance"). The internal accommodation shall achieve noise levels in compliance with BS8233:2014 while also allowing windows to be open or providing alternative methods of ventilation and cooling.

9) **No development shall commence, including any works of demolition**, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period unless any alternative is agreed in writing by the Local Planning Authority. The CEMP shall provide details of the following:

- (a) the anticipated number, frequency and types of vehicles used during construction,
- (b) the provision made for the parking of vehicles by contractors, site operatives and visitors,
- (c) the loading and unloading of plant, materials and waste,
- (d) the storage of plant and materials used in construction of the development,
- (e) the erection and maintenance of security hoarding,
- (f) the provision of road sweepers and/or wheel washing facilities to mitigate the impact of construction upon the public highway
- (g) measures to control the emission of dust and dirt during construction, to include where relevant sheeting of loads, covering and dampening down stockpiles
- (h) measures to control the emission of noise during construction,
- (i) details of all proposed external lighting to be used during construction and measures used to limit the disturbance of any lighting required. Lighting shall be used only for security and safety,
- (j) appropriate storage of fuel and chemicals, in bunded tanks or suitably paved areas, and
- (k) waste management including prohibiting burning.

Reason: These details are necessary pre-commencement to ensure the development proceeds in the interests of highway safety and in the interests of protecting nearby residents from nuisance during all stages of development and to ensure the use of the site does not have a harmful environmental effect.

10) The development hereby permitted shall be carried out in accordance with the approved plans:

Reason: For the avoidance of doubt and in the interests of proper planning.

11) **The development hereby permitted shall not be first brought into use** until a scheme detailing hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include plans showing the proposed finished levels or contours; means of enclosure; car parking layouts; other vehicles and pedestrian access and circulation areas; details and samples of the hard surfacing materials; and a planting plan and schedule of plants noting species, plant sizes and proposed numbers/densities and a programme for the provision of the hard and soft landscaping. Thereafter the scheme shall be carried out in accordance with the approved details and once provided, the works shall be retained in perpetuity.

Reason: In the interests of amenity and of the environment of the development.

12) All hard and soft landscape works shall be carried out in accordance with the approved details and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice. **These works shall be carried out in the first planting season after practical completion or first occupation of the development**, whichever is earlier, unless otherwise first agreed in writing by the Local Planning Authority. Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure the provision and establishment of a reasonable standard of landscape in accordance with the approved designs.

13) **No development shall commence on the Sustainable Urban Drainage System (SUDS)** until full details of the maintenance and management of the SUDS system, set out in a site-specific maintenance manual, has been submitted to and approved in writing by the Local Planning Authority. The manual shall include details of financial management and arrangements for the replacement of major components at the end of the manufacturers recommended design life. Upon completed construction of the SUDS system serving each phase, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure the efficient maintenance and ongoing operation for the SUDS system and to ensure best practice in line with guidance set out in the SUDS Manual CIRIA publication ref: C687 Chapter 22. The details are required pre-commencement to ensure the SUDS are designed appropriately and properly maintained and managed as soon as they are installed.

14) **No development shall commence on the foul water drainage system** until full details of the maintenance and management of the foul water drainage system (including the on-site sewage treatment works where appropriate), set out in a site-specific maintenance manual, has been submitted to and approved in writing by the Local Planning Authority. The manual is to include details of the owner or management company, financial management and arrangements for the replacement of major components at the end of the manufacturers recommended design life. Upon completed construction of the foul water drainage system serving the development, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: The details are required to ensure the foul water drainage system is designed appropriately and properly maintained and managed as soon as it is installed to ensure its long-term effectiveness.

15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the proposed accommodation shall be used for holiday accommodation only and shall not be used for any individual's main or sole residential dwelling and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by the Town and Country Planning (Use Classes)(Amendment)(England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

The owners/operators of the site currently known as Lakeside Holiday Park shall make provision for the following requirements as part of the overall management of the park: The provision of a letter to accompany the annual pitch fee invoice sent out to caravan/lodge owners and new purchasers, which will stipulate the caravan/lodge is for holiday use only and cannot be used for residential purposes (i.e. as a person's main residence). The letter will require a caravan/lodge owner to produce on an annual basis a satisfactory written proof of their main residence (evidence to comprise payment of Council Tax in their name at their main residence). Furthermore this letter shall require the owner to sign up annually confirming their understanding and acceptance of the holiday use restriction.

A register of all occupiers, detailing dates, names and usual addresses, shall be maintained by the owner/operators and shall be kept up to date and available for inspection at all reasonable hours by the Local Planning Authority. Any occupation of the units by a single party for a consecutive period exceeding 1 month shall be required to provide evidence of their place of primary accommodation to the site owner and this shall be recorded on the register. The owner/operators of the site shall submit a summary report of the register for all occupiers to the Local Planning Authority on an annual basis. The annual report shall detail:

- How many caravan/lodge owners have submitted Council Tax evidence demonstrating their main place of residence
- Which caravan/lodge owners have submitted evidence of their main place of residence but not supported by Council Tax evidence
- Which caravan/lodge owners have not provided any evidence of their main place of residence or did not respond
- The action being taken on the caravan/lodge owners who did not respond or have not provided accurate up to date council tax evidence and the timescale for resolution.

New purchasers at the point of sale shall be made aware that they must sign a declaration their use of the caravan/lodge will be for holiday purposes only and not as their only or main residence. A record of these declarations shall be kept as part of the register.

Such measures must be in force within 1 month of the date of this decision and shall remain in force in perpetuity.

Reason: To ensure that the accommodation is only used as holiday / tourist accommodation, since the site lies within an area where additional residential properties would not normally be permitted and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

16) The external amenity areas of the lodges shall be required to achieve a 16Hr LAeq of less than 55dB (WHO target to avoid "serious annoyance"). The internal accommodation shall achieve noise levels in compliance with BS8233:2014 while also allowing windows to be open or providing alternative methods of ventilation and cooling.

Reason: The accommodation provided on the site shall comply with the acoustic parameters of BS3632:2005 (or better) to ensure that it's construction achieves an appropriate sound reduction index.

17) The caravans ('Lodge style holiday caravans') hereby permitted cabins shall be occupied for holiday purposes only and shall not be occupied as a person's sole, or main place of residence.

Reason: The permanent use of the cabins would be contrary to the policies of the Local Planning Authority regarding residential development.

INFORMATIVES

1) The flow rate from the Holiday Park should be reduced to a maximum of 8.0l/s before any further connections are made to the internal drainage system. Flow monitor/s to be installed at an agreed point with Southern Water Services.

2) Your attention is drawn to the provisions of the Countryside and Rights of Way Act 2000, Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended).

These make it an offence to:

- Kill or injure any wild bird or bat;
- Damage, destroy or take the eggs or nest of any wild bird (when the nest is being built or is in use);
- Damage or destroy the breeding sites and resting places (roost) of certain animals including those used by all bats and certain moths.

The onus is therefore on you to ascertain whether such birds, animals or insects may be nesting or using the tree(s), the subject of this consent, and to ensure you do not contravene the legislation. This may, for example, require delaying works until after the nesting season for birds. The nesting season for birds can be considered to be March to September. You are advised to contact the local office of Natural England at Lewes for further information (tel: 01273 476595).

If the tree is being used as a breeding site or resting place (roost) by bats, then a Natural England Licence would be required before removal of the tree. You are advised to contact Natural England for more information on 0845 601 4523.

3) The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal

to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

4) The applicant is reminded that contact will need to be made with the Licensing Team at Chichester District Council in order to apply for a Caravan Site Licence under the Caravan Site and Control of Development Act 1960.

For further information on this application please contact Rhiannon Jones.