

PLANNING, DESIGN AND ACCESS STATEMENT

In support of a planning application for continued use for 3 no. approved permanent showpersons plots, retrospective approval for 4 existing plots and planning permission for a further 4 proposed plots (to a maximum of 11 plots on site) with associated hard and soft landscaping, boundary treatment, lighting and associated works at

NYTON STABLES
NYTON ROAD
ALDINGBOURNE
CHICHESTER
PO20 3TU

SUBMISSION ON BEHALF OF:

Mr M Cole

CTP Ref: EMP/CS/6039/PA/October2018

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1.0 INTRODUCTION

- 1.1 This statement has been prepared by Cunnane Town Planning LLP on behalf of Mr Maxi Cole in support of a planning application at land at Nyton Road, Aldingbourne. The main component of the application is the continued use of the 3 existing permitted plots and retrospective planning permission for an additional 4 existing plots with planning permission sought for a further 4 plots to bring the total number of plots on site to 11 no. Each plot incorporates space for mobile homes /chalets, touring caravans (the purpose of which is set out below), maintenance service areas (known as MSAs), and storage of showground vehicles and equipment. The nature of the vehicles and machinery stored and maintained on site, the operations carried out and the visual and landscape impact of same is set out below. The proposed development also incorporates the retention of the existing access from Nyton Road, internal access within the site, areas of hardstanding already located within the site, landscaping and boundary treatment. The proposal also encompasses additional hardstanding areas, additional landscaping, supplementary landscape boundary treatment and relatively low-level lighting.
- 1.2 This planning application seeks to regularise the planning situation on the site and to ensure that planning permission is in place for the reasonable expansion in the number of plots and consequential increase in mobile homes/chalets and touring caravans on site.
- 1.3 There are currently 9 mobile homes or chalets located on site and the intention in this planning application is to increase this number by 4 to a total of 13 mobile homes. There are currently 5 no. touring caravans on site, although the number at any one time fluctuates, and the intention is to increase those to a maximum of 17. These increases in mobile homes and touring caravans would occur within the context of the 11 showpersons permanent plots proposed including the original 3 granted permanent planning permission under Arun District Council Ref. AL/10/14.
- 1.4 This planning application is the culmination of sustained consultation and engagement with the planning officers at Arun District Council following concerns raised initially by the local authority about unauthorised development within the site. These concerns are identified and responded to below. Concerns raised with the local authority by local residents and in particular those located on Marsh Lane about compliance with previously imposed planning conditions are carefully considered in the formulation of this planning application. The accompanying technical reports, and details now submitted on both lighting and landscaping, are a response to previously stated concerns

from local residents and by the Local Parish Council to previous planning applications and details submitted to the local planning authority.

- 1.5 It is concluded that the application site is suitable, available and appropriate for Travelling Showpeople and the proposed development is in accordance with the adopted Local Plan and Neighbourhood Plan for the site, as well as national planning guidance on Travelling Showpersons, and for this reason planning permission should be granted.

2.0 THIS PLANNING APPLICATION

2.1 This planning application comprises the following documentation:

- Completed planning application forms;
- Location plan
- This planning, access and design statement;
- Existing Site Plan Drawing No 1032-01;
- Proposed Site Plan Drawing No. 1032-02A;
- Existing and Proposed Plots Drawing 1032-03A;
- Existing Cross Section A-A Drawing No. 1032-04;
- Existing Cross Section B-B Drawing No. 1032-05;
- Existing Cross Section C-C Drawing No. 1032-06;
- Proposed Cross Section A-A Drawing No. 1032-07;
- Proposed Cross Section B-B Drawing No. 1032-08;
- Proposed Cross section C-C Drawing No. 1032-09
- Proposed Landscape Masterplan Drawing No. 18307-2-302-RevB;
- Landscape Appraisal Plan Drawing No. 18307-2-301 RevA;
- Landscape Report by Cunnane Stratton Reynolds Ltd Landscape Architects;
- Proposed Lighting Site Plan Drawing No. 1032-10;
- Lighting Plan 1 Elevation of Pole Mounted Lighting Column produced by Symonds and Sampson
- Lighting Plan 2 Floodlight Beam Angle of Lighting Proposed produced by Symonds and Sampson;
- Surface Water Appraisal undertaken by RGP Design Consultants;
- Completed CIL form; and,
- The Prescribed Fee.

The Purpose of this Planning Application

2.2 The purpose of this planning application is first of all to regularise the planning status of the site in terms of number of plots existing and proposed and secondly to accommodate a relatively modest increase the number of mobile homes on the site from currently 9 no. to 13 no. and an increase in the number of touring caravans from the 6 no. on site to the 17 in total now required by the applicant. The context for this increase is the 3 no. plots made permanent under planning permission under Arun District Council Ref. AL/10/14

which followed the original grant of planning permission for the same number of plots for a temporary period only under AL/119/10.

- 2.3 The purpose of the planning application is not only to increase the number of permanent plots on site from the permitted 3 to 11 but also to provide additional landscape boundary treatment where this is needed to screen the proposed development on site from any sensitive or necessary vantage points and more especially to regularise in planning terms the boundary planting that was not fully implemented in accordance with the approved landscape plan under AL/119/10.
- 2.4 This planning application also seeks to provide the necessary hardstanding areas to accommodate additional residents through the increased provision of mobile homes and touring caravans. The provision of 4 no. new plots from the 9 that currently exist on site is accommodated by the conversion of the existing pony paddock to two such new plots and the subdivision of one existing larger plot at the southern end of the site into two. The fourth 'new' plot is formed from the proposed use of a currently unused, grassed area to the left of, and approximately halfway down, the existing spine road through the site.
- 2.5 Please refer to Drawing No. 1032-03A which shows the plots existing on site and those proposed. The 4 new plots that are being formed are numbered as Plot 1, Plot 2, Plot 5 and Plot 7 in Drawing 1032-03A. Please note that all four 'new' plots are located on the eastern side of the application site furthest away from the nearest permanent residents on Marsh Lane who are located some 340m away from the western boundary of the application site. Please note that Plots 1 and 2 are to be formed from the reuse or conversion of the existing pony paddock. Plot 7 is formed from reworking an existing large plot at the very southern end of the application site. Each of Plots 1, 2 and 7 are intended to provide a single mobile home each with Plots 1 and 2 to provide a single touring caravan each also. It is intended that Plot 7 would provide 2 no. touring caravans. 'New' plot 5 is to provide only a touring caravan with no provision sought on that particular plot for any mobile home.
- 2.6 This planning application also seeks planning permission for any structures on site including the existing polytunnel or mobile structures that exist on site in relation to our clients' operations including office quarters for running showpersons businesses. These are marked on the submitted existing drawings.

2.7 The following technical reports are submitted with this application.

2.8 ***Landscape Report***

The landscape report undertaken by Cunnane Stratton Reynold Ltd, and their team of qualified and experience landscape architects, identifies the landscape character and features of the application site and the surrounding area and in doing so has regard to the most recent landscape character assessment carried out by West Sussex County Council in 2003. The landscape report by CSR concludes that the application site is located within a robust landscape and that the receiving environment has a significant landscape capacity to accommodate the proposed development due to its scale, low rise character and individual components and the lack of sensitive receptors in the area particularly where there are long distances and only partial views of what is largely an in situ development with a relatively small number of plots, low rise chalets or touring caravans proposed. Drawing No. 18307-2-302-Rev B shows the proposed landscape masterplan for the application site. The landscape assessment of the site that culminated in the production of the proposed landscape plan is presented as part of this planning application pack as Drawing No. 18307-2-301-RevB

2.9 ***Surface Water Assessment***

A surface water or drainage assessment has been undertaken by RGP Design Consultants and indicates that additional areas of hardstanding and structures on site from what was previously granted planning permission, along with additional planting on the boundaries of the site especially to the south west, where it is needed, will not have a significant impact on the drainage regime currently existing on the site. There will be no flooding caused by the grant of planning permission for the proposed development.

2.10 ***Lighting Details***

This application contains details of the lighting proposed which in this case will be relatively low level lighting based on the level of detail and specifications presented to and approved by the local authority in relation to the adjoining site to the east known as 'the Stables. Details of lighting on that adjoining site were approved under condition 10 of AL/47/14/PL. This planning application is accompanied by a proposed lighting plan showing the location of the lighting proposed, a typical elevation of the pole mounted lighting proposed, and a typical elevation of the span of the lighting proposed. Details of the lighting proposed, in terms of location, details of lighting fixture, and a rational for the proposed lighting are set out below.

3.0 THE APPLICATION SITE

- 3.1 The application site is located on the western side of Nyton Road (B2233) and comprises an area of approximately 2.2 hectares between the A27 and the village of Norton. The site has a frontage of some 67 metres to Nyton Road, and has safe, easy and convenient access to Nyton Road.
- 3.2 The application site is positioned at a lower level than Nyton Road by approximately 1.0 metre. The site is relatively level. It is used in part as accommodation for travelling showpeople, with an area within the site to the north east formerly used as a pony paddock. An area to the south, along the southern boundary, comprising hardstanding, is used occasionally for the storage or manoeuvring of showpeople's vehicles. The manoeuvring of vehicles within the site is not compromised in any way by the provision of a new plot, as Plot 7, as each plot has its own generous turning area.
- 3.3 There is an existing access to the site from the Nyton Road and the access on site has the benefit of planning permission obtained under Reg. Ref. AL/119/10 and made permanent by AL/10/14. It is not considered that the existing access is in dispute in planning terms and there are no proposals to vary that existing access. The northern boundary comprises a vegetative bund of some 2.5m in height which sympathetically screens the existing (and proposed) development from the main road. The eastern boundary is contiguous to land further to the east also owned by the applicant which comprises a farm shop. There is generally a well-established boundary around the site although it is acknowledged that there are some gaps particularly along the western boundary. Established hedgerows that exist around the edge of the site are characteristic of the wider landscape character of the area which comprises low level land which is primarily agricultural with substantial commercial development located nearby. The eastern boundary comprises close boarded fence and mixed established native hedgerow and is considered to reasonably screen the existing (and any proposed) development. The western boundary comprises established mature woodland to the south west, a middle section where there is scattered mixed hedgerow and trees, and a northern section nearest Nyton Road where there is mainly established hedgerow with some occasional new areas of planting. It is this middle section of the western boundary therefore that currently has a number of gaps which it is proposed to sympathetically, suitably and effectively plant with appropriate and relatively fast-growing species. The southern boundary comprises well established trees with a mixture of evergreen and

deciduous variety. These trees on the southern boundary we estimate to be in excess of 8m in height.

- 3.4 There is a small stream that runs along the southernmost part of the western boundary of the site. The application site is located within Flood Zone 1 (lowest flood risk) according to the Environment Agency's on-line Flood Maps for Planning (Rivers and Sea) Flood Mapping. The Long Term on-line Flood Risk Maps for *rivers and/or the sea* confirm the site to be at very low risk of flooding from this source. The Long Term on-line Flood Risk Maps for *surface water* confirm the application site to be at very low risk of flooding from this source. A substantial part of the existing site already comprises hardstanding, with largest area of grassland currently a pony paddock. A large part of this paddock area is to be converted to hardstanding.
- 3.5 The gravel access road through the site from the Nyton Road is eminently capable of accommodating any additional traffic likely to be generated by the granting of planning permission for 8 no. additional plots comprising chalets/mobile homes, touring caravans and showground equipment and vehicles. The access into the site curves gently to the east and thereafter runs in a more or less true southerly direction currently accessing existing and proposed plots.
- 3.6 The existing pony paddock to the left as one enters the site is broadly rectangular in shape and comprises just over a quarter of a hectare (approx. 2,700sqm).
- 3.7 Within Plot 9 there is a small office from which that resident runs his fairground and/or showpersons business. There are no business activities located on site other than those related to the business of fair grounds, funfairs and showpersons activities. Further information on the showperson activities undertaken on site are set out below.
- 3.8 It is accepted from both the existing, proposed and consolidated site layout plans that the orientation of the existing and proposed chalets or mobile homes are not as originally approved under AL/10/14 but we would point out that the existing boundary landscaping in the main is robust and 'fit for purpose' and that the site can accommodate chalets with their length facing these boundaries especially with the additional planting proposed and the relatively long distance to the nearest permanent residential receptors. Please note that in regard to Plot 10 the applicant accepts that there are views of the chalet located with that plot available to residents of Marsh Lane. However, the landscaping now proposed, and the landscape management plan that our client suggests be imposed by

way of a planning condition, will effectively screen any mobile homes or touring caravans visible at this point from outside the site, including any views of the large play house which we believe does not require planning permission and that also may currently be visible from Marsh Lane.

4.0 LOCATION AND SURROUNDING AREA

Location

- 4.1 The site is strategically located on the road network. Nyton Road merges with the Arundel Road (A27) approximately 500m from the application site. The A27 is a major distributor road linking Chichester to the east and Arundel to the west. The persons currently accommodated on site and to be accommodated in the future on the site all have strong links to the Chichester and Arundel area which is well served by the strategic road network. The location of the site is shown in Appendix 1.
- 4.2 The nearest settlements are Aldingbourne, about 1km to the south; Nyton, Westergate and Eastergate, approximately within 2.0 to 3.0 kilometres to the east; and Norton approximately 1.1 kilometres to the northeast. In the wider context, Chichester and Tangmere are located to the west approximately 6.5 and 2.2 kilometres respectively; and Barnham some 4.4 kilometres to the southeast. These settlements provide post offices, a variety of shops and supermarkets, garages and fuel stations, public houses, churches, village halls, GP surgeries, primary and secondary schools, and recreation grounds. These settlements are shown on the attached map at Appendix 2.
- 4.3 In the attached landscape assessment, it is acknowledged that this is a relatively robust landscape environment that can accommodate within it a variety of uses such as proposed. In close proximity there are very substantial nurseries, a sewage treatment plant, and an adjacent travellers/showpersons park.
- 4.4 The accompanying landscape report identifies the key landscape characteristics of the area within which the proposed development must be considered. Section 2.2.1 of the landscape report identifies the following key local landscape features:
- Adjacent land uses include agriculture, horticulture nurseries and horsiculture within expanded villages.
 - Fringes of villages include gardens, paddocks, light industry and sewerage treatment plant.
 - There are extensive areas of horticultural activity including greenhouses, plastic tunnels, access routes to field as well as retail area with buildings and car parks.
 - Adjacent caravan/travellers park.
 - The settlement of Aldingbourne and the villages of East Hampton and Norton.

- 4.5 This is an area that would have been considered rural some time ago but with the provision of the A27 and more recent commercial and agricultural developments can now be considered ‘urban fringe’ as acknowledged in the West Sussex Landscape Character Assessment (2003) where it is stated that ‘this area has frequent urban fringe influences’.

Surrounding Area

- 4.6 To the north at the junction of Nyton Road and the A27 is a Traveller Site, and a small industrial estate and a row of houses. To the south are nurseries. To the east is Nyton Farm Shop and associated showpersons accommodation. To the west are open fields before one reaches Marsh Lane nearly 350m away.
- 4.7 The site benefits from public transport as there are bus stops located at the junction of Nyton Road and Marsh Lane, approximately 500 metres from the site. Furthermore, there are two other bus stops located to the southwest of Nyton Road, approximately 700 metres south-west from the application site. These bus stops provide regular, frequent services running between Chichester, Barnham and Bognor Regis. There is a railway station at Barnham, with regular and frequent services to London Victoria via Gatwick Airport, Brighton, Portsmouth, Southampton and various destinations in West Sussex. The railway network map at Appendix 3 demonstrates the connectivity of Barnham to the local regional network. Barnham Rail station is located 4.5 km away.

5.0 PLANNING HISTORY

5.1 A planning history search using the Arun District Council website reveals that the application site has been the subject of several planning applications. The recent planning history relating to the site is as follows in chronological order:

5.2 In January 2010, planning permission was refused, under the Council's ref: AL/120/09, for the erection of an agricultural storage barn. The single reason for refusal alleges that the proposed barn by reason of its siting and scale would adversely affect the visual amenities of the locality and was considered obtrusive and harmful to the character and appearance of the countryside. It was also alleged that no sufficient justification had been provided for a feed storage barn and there was no evidence of grazing sheep. That application under AL/120/09 was considered to be in conflict with policy GEN3 of the 2003 Arun District Local Plan.

5.3 In September 2010, a planning application was submitted for change of use from agricultural land to provide five permanent plots for Travelling Showpeople and a pony paddock, under the ref: AL/92/10. That application was withdrawn.

Planning Permission AL/119/10 for 3 Permanent Plots for Travelling Showpeople and Pony Paddock

5.4 A further planning application was lodged for 3 permanent plots for Travelling showpeople and pony paddock in November 2010 and was granted planning permission under Arun DC ref. AL/119/10. A number of planning conditions were imposed on that 2010 planning permission including the following:

- **Condition 2** stipulated that the then approved development should be carried out in accordance with approved plan no. CTP/5153/LAND(R3);
- **Condition 3** of AL/119/10 specified that the occupation of the mobile homes approved shall be restricted to 3 households only and be only for the occupation of members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling as such). This includes such persons who on the grounds of their own or their family' or dependents' more localised pattern of trading, educational or health needs of old age have ceased to travel temporarily or permanently, but excluded Gypsies and Travellers as defined in Circular 1/2006. The reason for imposing this planning condition was that the Council wanted to

ensure that the application site was maintained as a supply of accommodation only for those defined as belonging to the travelling showpersons community in compliance with Circular 4/2007;

- **Condition 4** specified that no more than 6 mobile homes for the permanent residential use of only 3 households were to be stationed on the site. It was further stipulated that no more than 9 touring caravans were to be stationed on site and these were not to be used for residential purposes at any time whilst on site. This condition was imposed to protect the amenities of the area and to ensure that the residential use of the site was kept to a minimum in line with Policies GEN3 and GEN7 of the then Local Plan.
- **Condition 5** of AL/119/10 required the submission of landscaping details to be approved by the local planning authority.
- **Condition 6** AL/119/10 required the agreement of the detailed landscaping scheme and its planting before the approved development took place.
- **Condition 7** stipulated that the mobile homes, caravans and associated hardstanding areas permitted were to be removed and the land restored to its former condition on or before the expiration of 24 months from the occupation of the first mobile home following that permission.

Application AL/74/11/DOC for Approval of Details Required in Conditions 5 and 6 of Planning Permission AL/119/10

- 5.5 Planning permission was granted for details submitted on condition 5 requiring details of hard and soft landscaping and for planting to occur during the first planting season subsequent to that planning approval. Details submitted for condition 6 were partially approved by the Council through approval of landscape drawing CTP/5153/LAND-KM REV 2 but the Council stated that condition 6 could only be discharged with the full and timely implementation of the landscape scheme submitted under condition 5.

Application AL/52/12 for Variation of Condition 6 of AL/119/10 relating to Landscaping and Tree Planting

- 5.6 This planning application was approved on 13th September 2012 approving landscaping plan CTP/5153/LAND-KM REV 2 and contained a single planning condition requiring implementation by 31st March 2013.

Application AL/78/12 for Permission to Retain Earth Bund under Permission AL/119/10

- 5.7 This planning application was approved with conditions on 12th December 2012 and is constructed on site.

Application AL/70/13 for Removal of Condition no. 7 imposed under AL/119/10 relating to the period of occupation of the land.

- 5.8 A planning application under AL/70/13 for making permanent planning permission AL/119/10 was withdrawn before determination.

Application AL/10/14 for Removal of Condition no. 7 imposed under AL/119/10 relating to the period of occupation on the land.

- 5.9 Arun District Council granted planning permission on 21st May 2014 making permanent the temporary occupancy of the 3 no. plots granted planning permission under AL/119/10 which was or a temporary period of 2 years only. There were 3 no. planning conditions attached to that AL/10/14 permission. Condition no. 2 required a lighting scheme to be submitted showing the position, height, design and intensity of a new lighting solution for the site, one which replaced the existing column mounted floodlights, avoiding night time glare, and using timers to restrict lighting during night time. Such a lighting scheme was to be submitted to the local planning authority, approved and implemented within 3 months of the approval of such details.
- 5.10 Condition no. 3 of AL/10/14 required the submission and approval by the local planning authority of a landscape scheme including the extension of the planted landscape bund inward into the site to close the visual gap afforded from Nyton Road across the site in the vicinity of the Aldingbourne Farm Shop toward the Travelling Showpersons site. Planting was to have been carried out in the first available planting season and any trees or plants which, within a period of 5 years from the completion of the development, died, were removed or became seriously damaged or diseased were to be replaced in the next planting season with other of similar size and species.

Application AL/53/14/DOC for Approval of Details Reserved by Conditions 2 and 3 of Permission AL/10/14.

- 5.11 It is our understanding that the details of lighting required to discharge condition no.2 under Council ref. AL/53/14/DOC were submitted for the Council's approval but this application was refused due to insufficient details being provided to the local planning authority. The proposed lighting for this application is based on the lighting scheme approved under AL/23/17/DOC for the adjoining Aldingbourne Farm Shop site which we believe sets an extremely relevant precedent.
- 5.12 In relation to condition no. 3, and the requirement for the approval of landscape details, under ref. AL/53/14/DOC, the Council granted approved details for submitted soft landscape proposals in respect of the continuation of the landscaped along the Aldingbourne Farm Shop frontage as detailed on drawing CTP/5153/LAN1. The Council indicated by letter dated 25th September 2018 that condition no. 3 was discharged.
- 5.13 In our opinion there are a number of conclusions that can be drawn from the above extensive planning history. The first is that planning permission has been granted and the principle established of a showpersons community on this site and specifically 3 plots, 6 mobile homes and 9 touring caravans. What is proposed on this occasion is 11 plots, 13 mobile homes and 17 touring caravans. Secondly, it would appear that a number of planning conditions have been imposed restricting the number of families and households on site. We see this as in no way appropriate and that restrictions on accommodation should be made with regard to number of plots, mobile homes/chalets and touring caravans as presented in this planning application rather than limiting the number of households or families. Finally, it is clear that internal landscaping areas within the site have not been provided in accordance with what has been approved and where boundary treatment has been approved this has either not been planted in accordance with the approved plans, or was planted, but has since died, or not survived.
- 5.14 The intention with this application is to ensure that all of the above matters are regularised in planning terms and at the same time increase the accommodation capacity of the site.

6.0 THE PROPOSED DEVELOPMENT

The Nature of the Existing and Proposed Development

- 6.1 The nature of the existing and proposed development on site can be considered as follows:

Activity on Site

- 6.2 The main site activities to be catered for in this application are accommodation in the form of mobile homes or chalets and touring caravans, travel into and out of the site, and the maintenance of showpersons' vehicles and fair ground equipment and machinery. The storage of machinery and vehicles occurs within individual plots (ie each family or household has their own storage and maintenance within their own plot).
- 6.3 Traditionally travelling showpersons would have 'wintered' on site for a period of 6 months and for the remaining 6 months would have lived off site while working at fairs etc. Modern practice is now that there is a greater number of *occasions* where showpeople are off site although the period for same is actually unlikely to be more than the traditional 6-month period. Being off site for substantial periods within this 6 months means that there will be no touring caravans on site and that the materials, vehicles and equipment will all be absent from the site when fairs and shows are being held elsewhere. In reality, it is in the winter months when vehicles, machinery and equipment are stored on site although there are increasingly more winter and autumn fairs. The nature of the boundary treatment existing on site means that even in the winter months there is a very substantial amount of screening provided on site as set out in the accompanying landscape report and landscape masterplan undertaken by qualified and experienced landscape architects.

Mobile Homes

- 6.4 The mobile homes or chalets are preconstructed off site and are appreciably less in height than typical bricks and mortar permanent accommodation. There are obviously no two storey mobile homes and each home is less than a traditional single storey of bricks and mortar. This is clear from the cross sections through the site as presented in this planning application. All mobile homes are appreciably less in footprint also, both lengthwise and in terms of breadth, than typical bricks and mortar homes. These chalets

or mobile homes are modestly coloured usually in pastel colours. These details should be carefully considered in the context of the landscape and visual impact report on the proposed development accompanying this planning application.

- 6.5 The heights of the chalets would never be more than 3 metres and are usually raised on a plinth of approximately 15cm (6 inches) to ensure that the homes are not damaged by surface water. The chalets usually will have no pitched roofs. The height of the approved, largely implemented, and soon to be infilled landscape boundary treatment would range from 6m (Field Maple) to 20m (Scots Pine) when mature. The chalets are clearly lower in height than the vast majority of the existing and proposed boundary landscape treatment.
- 6.6 The number of mobile homes/chalets are a constant throughout the year although the number of vehicles, amount of machinery and number of touring caravans on site at any one time will vary over any 12-month period. It is proposed that the number of mobile homes on the site be limited at 13 over the 11 plots proposed. There is planning permission, as identified above, for 6 mobile homes within the 3 plots approved so planning permission is sought for a further 7 mobile homes on site.

Touring Caravans

- 6.7 Whilst the number of mobile homes is a constant throughout the year, the number of touring caravans and material/vehicles stored on site at any one time varies throughout the year, and often from year to year, according to fairs and external events as well as being subject to the vagaries of the weather. The following schedule of accommodation on site for touring caravans is indicative only.
- **October – March:** Maximum of 17 caravans at one time. This covers the wintering season. Equipment that is not being used/maintained will be stored within each plot and not in any single or general storage area (see comments below on this).
 - **April – September:** From the beginning of April to 17th May (this year (2018)) a maximum of 5 touring caravans were visible on site. During the summer months a maximum of 8 caravans could be found on site depending who was at fairs and who was not.
 - **On Easter, May and August Bank Holiday weekends** this year (2018) there would be between 5-8 caravans on site reflecting our client's busy periods.

6.8 When fairs or festivals are being held there are usually c. 5 touring caravans on site and these are not the same caravans over time as some residents will go to all fairs and some will attend fewer fairs. The last 12 months fair activities are set out below as being a reasonably typical year/annual calendar. Please note that off-site activities and fairs and the need to take touring caravans off site are subject to the weather.

6.9 These are the typical/recent fair dates within and close to Arun District:

Table 1: Fair Dates in an around Arun District

Date/period	Location
Christmas	Bognor
Nov	Littlehampton
Sept	Yachton
August	Bognor Seafront
July	West End Car park
June	Littlehampton
15 th June	Hampshire Avenue, Bognor
June	Feltham
Easter	Bognor Seafront

6.10 These are the typical/recent fair dates beyond Arun District:

Table 2: Fair Dates beyond Arun District

Date/Period	Location
Halloween/early November	Worthing, Brighton, Huntson, Cosham
Sept	Brighton
15 th July to 3 rd September	Isle of White
5 th July to 3 rd September	Jersey
May (Whitsun Bank Holiday)	Hove
May	Lewes
May Day	Brighton/Portsmouth
March	Shoreham

6.11 Caravans would rest outside the site whether the fairs or festivals are within or outside Arun District for periods of several days or weeks at a time. The above periods when the

touring caravans are stationed outside the application site would indicate that any assertion that the touring caravans could be used as permanent accommodation is without any substance as the caravans do not rest for sufficiently long periods within the site during a 'typical' year indicated above to be considered permanent or to offer permanent accommodation.

Maintenance Service Areas

- 6.12 Each plot will typically have a Maintenance Service Area (MSA) where the showpeople on site will work on their vehicles and fairground equipment and rides. These areas are also used for storage purposes during wintering periods.
- 6.13 The hours of operation for repairs to machinery and vehicles would occur on site up until 6.00pm to Monday to Saturday from the previously permitted 4.00pm. We believe that these hours are reasonable as the nearest residential properties are located approximately 340m away at Marsh Lane. There will be no work on vehicles or machinery permitted on Sundays or Bank Holidays. Our client will accept a planning condition to this effect as these hours are entirely reasonable.

Machinery and Vehicles Stored on Site

- 6.14 It is crucial to our case that there is a full understanding of not just the activities on site but also what is stored on site and over what periods that material or equipment is stored. All machinery (rides etc) and the larger vehicles are off site when fairs and shows are operational meaning that there is a period of approximately half the year when neither vehicles nor machinery is neither stored nor worked on within the confines of the application site. The periods of a typical or current year are set out above. During these periods when fairs occur there is simply no need to store equipment, fairground machinery or vehicles on site other than domestic vehicles for those residents not attending fairs.
- 6.15 The operations vehicles that are stored on site typically include 40ft (just over 12m) heavy good vehicles (HGVs). Although there is no standard height to HGVs the standard minimum clearance over every part of the carriageway of a public road in England and Wales is 16 feet 6 inches (5.03 metres). These heavy goods vehicles are capable of transporting containers within which machinery and fairground material/rides and equipment is stored and transported. These vehicles are usually in muted colours of

white, black grey etc. The type and size of truck used by the showpersons community would equate to those trucks used by the main retail operators such as Waitrose, Morrisons or M&S. The site as currently laid out and the location of the application site on the strategic road network is absolutely ideal for the types of vehicles used by the showpersons community. The application site is sufficiently far away from residential dwellings to ensure that such large vehicular movements will have no impact whatsoever on the amenity of nearby residents by way of traffic congestion, noise, air quality etc. These largest vehicles measure 5 metres and the existing and proposed screening at the site's boundary ranges from 6m to 20m as indicated in para 6.5 above.

- 6.16 There is often quite legitimate concerns among permanent residential communities that fairground or show rides such as Ferris wheels, dodgems etc are required to function when on site and that they need to be so when being maintained or repaired on site. This is most definitely not the case. When fairs and shows have finished off site, the rides and activities are deconstructed and placed onto the above trucks for transport back to the application site. It would be illegal in terms of the laws of the road, and a danger to other road users, if the rides were not deconstructed and placed within the HGVs before being transported back to the application site. The rides and machinery are not required to be fully or largely reconstructed on site for work or maintenance to be undertaken on them. There is simply no need, for a Ferris Wheel for example, to be reconstructed for maintenance or repair work to be undertaken on it. At most it may be necessary to partially construct equipment for work or repairs to be undertaken.

- 6.17 Please note that more domestically sized vans, pick up trucks and cars are used on site also.

Access

- 6.18 It is proposed to retain the existing access off Nyton Road and the internal gravelled access road through the site. Both features are capable of accommodating even the largest vehicles that have been, and that are anticipated, to use the site. The existing access point into the site has the benefit of planning permission and it is intended to retain this. The intention is also to retain the internal access within the site as is because it is not only approved but is eminently capable of accommodating not only the permitted number of plots, but also the additional plots that are now proposed. As indicated below landscaping within the site is minimised and

hardstanding/turning/storage areas are maximised in the proposed site plan as they are with showpersons accommodation throughout the country.

Hardstanding Areas

- 6.19 All hardstanding areas shown on the existing site layout plan are to be retained. The principal area where new hardstanding is to be proposed is in the area previously used as a pony paddock and is identified as Plots 1 and 2 above in Plan no. 1032-01. This area measures approximately 2,700sqm. A further much smaller area of hardstanding is required for the new plot proposed halfway down and to the left of the existing internal access road as one moves southward through the site. This is identified as Plot 5. The subdivision of the most southerly plot to provide an additional plot (Plot 7) does not result in the provision of additional hardstanding as this area is already hard surfaced and in fact a small lawn is proposed in this location to break up the existing hardstanding area located within this part of the site.

Lighting

- 6.20 Lighting is a fundamental component of all showpersons sites and is needed for a number of reasons including to facilitate the work on machinery and equipment that is an intrinsic part of showpersons sites even where such activity is to cease at 6.00pm as indicated above. Adequate lighting is also needed for health and safety grounds, for security purposes given the relative remoteness of many travelling showpersons sites such as this particular application site and for operational reasons. When returning home late at night after fairs showpersons sites must be well lit. They must also be well lit for emergency vehicles.
- 6.21 The applicant is very aware of concerns expressed on lighting details submitted on the adjoining Farm Shop site and the proposed lighting on the application site is very mindful of those concerns. The lighting proposed on this occasion is based on the lighting arrangement approved previously under AL/23/17/DOC.
- 6.22 The lighting proposed is set out in the accompanying Proposed Lighting Site Plan, the elevation of lighting columns proposed (identified as Lighting Plan No. 1) and the angle of beam drawing (identified as Lighting Plan No. 2). There are 3 types of lighting proposed namely (1) lantern lighting at the entrance into each plot; (2) wall

lighting attached to the chalets or mobile homes the subject of this planning application; and (3) lighting within the MSAs to assist in providing safe access into these areas as well as facilitate the maintenance and repair of vehicles within the permitted hours in the wintering months.

- 6.23 The lantern lighting under (1) above is not only low-level lighting approximately being 1 m off the ground but provides a low level of luminance. There can be little argument that this type of lighting would have any unacceptable impact on those either within or outside the application site. The wall mounted lighting as it is attached to the chalets cannot be any higher than the chalets themselves and they are a maximum of 3m in height as indicated above. We emphasise again that these are not traditional two storey bricks and mortar homes with lights affixed under the eaves. They are single storey mobile home traditionally lower in height than bricks and mortar homes. The wall mounted lighting must be considered accordingly. Thirdly, the proposed column mounted lights are located on 3m steel poles. The floodlights are downwards facing at an angle of 30° from the horizontal as shown in Lighting Plan No. 1. The proposed floodlights have a beam angle of 90° which is shown in Lighting Plan No. 2 as giving a light field of approximately 12m. The proposed floodlights will have a maximum of 10,000 lumens which is the equivalent to a 100watt LED and the gate post lights will have a maximum lumen level of 750 lumens which is the same as the wall lights. The yard lights will be used up until 10.00pm to permit residents returning to the site from fairs and thereafter will operate on a PIR with a 10 minute delay or until movement has ceased. The gate and wall lights will operate on a 'dusk til dawn' basis so that residents and visitors can navigate around the site during the hours of darkness.

Landscaping

- 6.24 The landscaping proposed comprises some principal elements. These include the construction of 2 no. gravel areas where the current pony paddock is located. A third gravel or hardstanding area is located on Plot 5. A further grassed area is proposed towards the southern end of the application site on Plot 7, which is already substantially hard surfaced. These proposed hardstanding and grassed areas are shown in Landscape drawing 18307-2-301- Rev B. Whilst there is a net gain in hardstanding area within the application site this is not considered to be substantial when considered against the grassed or lawn areas shown on the above landscape masterplan. It is also proposed to have a relatively short length of hedging proposed where the internal access road starts to run south within the site. This is to make clear the edge to the internal access road that

is being maintained at this point and to distinguish this area from the first two proposed plots at this location within the site.

- 6.25 In general, it is proposed as for all showpersons sites to minimise internal landscaping to ensure that the largest areas possible are left for the positioning of mobile homes/chalets, touring caravans, machinery and also to accommodate the turning and manoeuvring of what are relatively large vehicles.

Boundary Treatment

- 6.26 The areas where the existing landscape boundary to the site is to be supplemented is also shown in landscape masterplan 18307-2-301-Rev B. This plan shows the planting of additional boundary landscaping along the western boundary to effectively cover existing gaps. The length proposed is approximately 148m. Our client acknowledges that these gaps have arisen due to the fact that either boundary landscaping was either not planted, or it was, and was not planted exactly where it should have been, or was planted in the correct location, but died or did not take root, or grow, as it should have. The boundary treatment proposed seeks to address these issues. A further length of landscape boundary treatment is located along the eastern boundary in the south east corner where a length of 30m of hedgerow is proposed to be planted. Landscape Master Plan 18307-2-301 Rev B clearly shows this.
- 6.27 Our client will accept a planning condition requiring a landscape management plan to be agreed with the local planning authority to ensure that what landscape boundary treatment is approved is maintained and managed.

Foul and Waste Water

- 6.28 There are no existing foul water sewers close to the site. The existing dwellings on site are currently served by individual foul treatment plants which discharge the treated effluent to drainage fields infiltrating to the natural ground.
- 6.29 The proposed dwellings will mimic the existing scenario and utilise individual foul treatment plants. In order to ascertain the drainage field footprints required, it is recommended that infiltration testing in accordance with BRE365 be undertaken at the detailed design stage. This shall include groundwater monitoring during the winter

months to account for seasonal variations. We would suggest that such an approach be accepted by the local authority and be imposed by way of standard planning condition.

7.0 PLANNING POLICY FRAMEWORK

- 7.1 The Development Plan for the area is the Arun Local Plan 2011-2031 which was adopted on 18th July 2018.

Arun Local Plan 2011-2031

- 7.2 This Local Plan sets out as its purpose the encouragement of sustainable development and the management of growth whilst ensuring that change across the District is appropriate to meet local need (para 2.2). The Plan supports the provision of homes and will ensure that these are carefully co-ordinated with services and facilities that communities rely on and which are essential to wellbeing and quality of life. Para 3.34 states that ‘*we must ensure that the housing and other needs of all groups in the community are met appropriately.*’ Reducing the need to travel is also identified as a strategic objective for the Local Plan.

- 7.3 Para 3.45 of the Local Plan states that:

‘Arun will need to accommodate substantial new development over the next 15-20 years. New development must be planned to minimise impacts on the countryside and environment and, where possible, make best use of available brownfield land and buildings. At the same time it is important to preserve the individual character and identity of Arun’s towns and villages.’

- 7.4 Policy SD SP1 states that the Council will take a positive approach that reflects the presumption in favour of development contained in the National Planning Policy Framework.

- 7.5 Para 6.2.5 states that ‘*the effective use of previously developed land will be encouraged, provided that it is not of high environmental value, whilst development will be supported which protects, conserves and enhances built heritage.*’ The overall aim as set out in para 6.2.8 is to achieve sustainable development in Arun District by providing homes, whilst protecting Arun’s unique character and environment.

Policy SD SP2 Built-Up Area Boundary

7.6 Policy SD SP2 states that:

'Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.'

7.7 Policy C SP1 states that development will be permitted in the countryside where it is in accordance with other policies in the Plan which refer to a specific use or type of development (item (f) of Policy C SP1). It is stated in Policy SD SP3 (Gaps Between Settlements) that development will only be permitted within gaps between settlements if it cannot be located elsewhere (item (c)); or if a subsequent DPD or Neighbourhood Plan deems it appropriate through an allocation.

7.8 Policy LAN DM1 states that *'Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas.'*

7.9 Table 12.6 (Plot Provision required in Arun District to Accommodate Travelling Showpeople) identifies a requirement for a total of 7 showpersons plots over the period 2012 to 2027. The provision required to 2027 falls short of the Local Plan period of 2031 however. To support the GTAA the Council commissioned a Gypsy, Traveller and Travelling Showpeople Sites Study. This study identifies a number of sites across the District with some potential to meet identified needs. That study recommended that existing showpersons sites that are granted temporary planning permission or are subject to personal conditions should be permitted on an unrestricted basis and that there should be no loss of travelling showpersons sites unless alternative accommodation is proposed (para 12.7.5).

7.10 Crucially, in the context of the proposed development, para 12.7.4 states that Arun District Council will produce a Gypsy and Traveller and Travelling Showpeoples Site Allocations document (DPD) to identify land for permanent pitches to meet the need identified to 2027.

7.11 The crucial planning policy within the Local Plan when considering planning applications for Travelling Showpersons accommodation is Policy H SP5. Policy H SP5

is a long policy covering both travellers and showpeople. The relevant requirements within Policy H SP5 regarding showpeople are as follows.

‘Within the plan period 2011-2031 provision shall be made for . . . 7 plots for travelling showpeople in the District.

3. Planning applications for Gypsy and Traveller and Travelling Showpeople sites shall:

- a. Be of a scale appropriate to their setting, having regard to the scale and form of nearby residential development.*
- b. Be located in areas not prone to flooding and or near refuse sites, industrial sites or similar. Where satisfactory mitigation measures are being proposed to address flooding issues, however, development may be considered. This shall not be on sloping exposed sites, unstable sites or on contaminated land. Where land has been appropriately decontaminated, however, development may be considered.*
- c. Be located in areas that are well located with respect to the highway network and enable easy and safe access to sustainable settlements with a range of local services including schools, shops and healthcare facilities either by foot, cycle, public transport or car. Notwithstanding this, residential sites shall not be located immediately adjacent to major transport corridors unless noise, safety and air quality impacts can be mitigated.*
- d. Be located in areas that are not within an international, national or local nature conservation designation or where they will have a significant effect upon any designation.*
- e. Where possible, make effective use of previously developed or derelict land.*
- f. Be located so that sites, including any on-site business uses, shall not negatively impact on the safety, amenity and privacy of the occupants of the site and neighbouring residents and land uses. Adequate space for the storage of equipment for business uses shall be provided on site. Such areas shall be visually pleasing and not impinge on amenity areas.*
- g. Incorporate appropriate landscaping and boundary treatment, including existing natural landscape features such as trees (particularly mature trees and hedging). Planning conditions or planning obligations shall be used in this regard. Where new boundary treatment is proposed, it shall be sympathetic to and in keeping with the surrounding area.*
- h. Be served (or be capable of being served) by an adequate water supply and appropriate means of sewage disposal. In circumstances where this is not possible,*

suitable alternative arrangements may be made with the agreement of the Planning Authority.

i. Be located to ensure there is no adverse impact on the historic environment or individual heritage assets therein or their setting.

4. A site for at least 9 public pitches for Gypsy and Traveller provision will be identified. Arun District Council will produce a Gypsy and Traveller and Travelling Showpeople Site Allocations document (DPD) to identify land for permanent pitches to meet the need identified. The DPD will be informed by an updated GTAA due to be published in 2018.

7.12 It is stated under requirement 4 of Policy H SP5 that Arun District Council will produce a Gypsy and Traveller and Travelling Showpeople Site Allocations document (DPD) to identify land for permanent pitches to meet the need identified and that the identified need stated in the adopted Local Plan will be reviewed and informed by an updated GTAA due to be published in 2018 and the Travellers and Showpersons DPD that will be published and subject to consultation next year. The Arun GTAA is currently not publicly available.

7.13 Policy D SP1 states in terms of design that:

‘All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of development.’

7.14 Para 13.2.6 states that:

‘To achieve high quality design, there are several intrinsic sustainable development objectives that should be understood by applicants to inform the design of a new development scheme. These are to:

- *Respect, improve and enhance the existing surrounding environment;*

- *Be attractive in appearance, responding to the local context but receptive to original design and innovation in construction techniques, design and technologies;*
- *Be usable, in terms of accessibility, legibility and be well-connected;*
- *Be adaptable and flexible to the needs of the occupiers now and in the future;*
- *Be socially inclusive, catering for the current and changing needs of the District;*
- *Discourage crime and anti-social behaviour;*
- *Encourage health and well-being; and*
- *Incorporate measures to mitigate and adapt against the effects of climate change.'*

7.15 Para 13.2.7 states that

'A development scheme based on sensitive understanding of site and context, can exhibit a distinct character and identity, while also belonging to the wider locality.'

7.16 Policy D DM1 states that applications for development should consider the following:

1. Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

2. Appearance/attractiveness

Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.

3. Impact

Have minimal impact on users and occupiers of nearby property and land.

4. Trees and woodland

All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.

5. Density

The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings.

6. Scale

The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

- 7.17 Policy W SP1 encourages water efficiency in order to protect the District's water resources and enhance the quality of the water environment which supports a range of habitats and ecosystems. This policy also states that the Council will support development that (a) is appropriately located, taking account of flood risk and incorporates appropriate mitigation measures into new development, particularly Sustainable Drainage Systems that reduce the creation and flow of surface water and improves water quality; (b) reduces the risk to homes and places of work from flooding whilst increasing biodiversity; and (c) delivers a range of community benefits including enhancing the quality of life and providing greater resistance to the impact of climate change.
- 7.18 Policy W DM1 states that development will be permitted where (a) sufficient water supplies can be provided prior to occupation to serve development and (b) Provision of a water supply is not considered detrimental to existing abstractions, river flows, water quality, fisheries, amenity or nature conservation.
- 7.19 The site is low risk of flooding (Flood Risk Zone 1) and therefore Policy W DM2 (Flood Risk) does not apply in this case.
- 7.20 In terms of lighting Policy QE DM2 (Light Pollution) is relevant. It states:

'Planning permission for proposals which involve outdoor lighting must be accompanied by a lighting scheme prepared according to the latest national design guidance and relevant British Standards publications. Outdoor lighting schemes will be considered against the following criteria:

- a. No adverse impact on neighbouring uses or the wider landscape, particularly with regard to the South Downs International Dark Sky Reserve designation;*
- b. Light levels being the minimum required for security and working purposes;*
- c. Minimising the potential glare and spillage; and*
- d. The degree to which outdoor lighting can be powered by on-site renewable sources.*

Where appropriate, the Local Planning Authority will seek to control the times of illumination. '

Aldingbourne Neighbourhood Development Plan

- 7.21 The Neighbourhood Plan 2014-2034 came into effect in April 2012 and is consistent with the Arun District Council (ADC) Local Plan 2003 which has been superseded by the 2011-2013 Local Plan. Section 2.2.4 states that the now adopted Local Plan could not be used to determine the conformity of the Aldingbourne Neighbourhood Development Plan (ANDP) with development plan policy. The emerging Local Plan provided reasoning and evidence on the future direction of strategic planning in Arun which has informed the preparation of the ADNP.
- 7.22 Section 3.6.3 of the Local Plan indicates that there are 239 caravans or mobile homes located within Aldingbourne Parish. It is acknowledged that the proportion of caravan or mobile homes is higher than the national average. It is also stated that there are two permanent residential caravan parks in the parish namely Beechfield Park and Aldingbourne Park. The majority of the remaining units are comprised of non-permanent caravan accommodation.
- 7.23 It is recognised that there are 2 bus routes serving the parish with one route serving Bognor and Walberton via Barnham and Yapton and a further service between Arundel and Chichester (Section 3.7.2 Buses). Rail transport is acknowledged as excellent in Section 3.7.4 of the ADNP with Barnham being a major stop on the Coastway mainline, enabling good, frequent access to a wide range of destinations.
- 7.24 The Neighbourhood Plan identifies in Section 3.9.1 that the parish is served by 2 local schools with a further primary school at Eastergate lyng adjacent to the eastern boundary of the parish with a secondary school at Barnham also serving families in the parish. Secondary schools in Chichester are served by a direct bus link with Westergate which also provide access to local colleges and Chichester University.

- 7.25 Section 5.2 of the ANDP recognises and reiterates that there is a presumption in favour of sustainable development. Key sustainability aims that are directly relevant to the proposed development include: delivering a wide choice of quality homes; requiring good design; and, conserving and enhancing the natural environment.
- 7.26 There are no specific policies in the ANDP for travellers or showpersons accommodation. However, there is a housing objective contained in Section 5.3 to meet identified local needs, in a manner that compliments the current character and cultural heritage of the village; whilst at the same time contribute to the provision of local infrastructure and facilities, Policy H1 (Quality of Design) further states that new housing should be of a high quality design that reflects local character and local distinctiveness.
- 7.27 Policy H2 (Housing Mix) states that proposals for new housing must deliver a range of housing type, sizes and tenures.
- 7.28 Policy H3 (Housing Density) requires that the density of new development shall be appropriate to its location by virtue of size, siting and relationship to existing properties. The purpose of this policy is to ensure that proposals do not *'harm the established character and appearance of the local area by the over development of sites giving rise to cramped and out of character developments.'*
- 7.29 Policy EH1 (Built UP Area Boundary) indicates that proposals for development outside of the built up area boundary, that do not accord with development plan policies in respect of the countryside, will be resisted for essential utility infrastructure, where the benefits outweigh any harm, and it can be demonstrated that no reasonable alternative sites are available. Policy EH1.1 states that the countryside will be protected from unnecessary development. Policy EH1.2 states that the community wish to retain the visual separation and important views between different settlements within and adjacent to the parish.
- 7.30 Policy EH3 (Development on Agricultural Land) states that proposals for development in the best and most versatile 'agricultural land will be resisted unless the need for the development clearly outweighs the harm.

- 7.31 The application site is not located within an area at risk from flooding and therefore Policy EH5 does not apply. However, appropriate provision may be made for accommodating surface water and foul water arising from proposed development under part (b) of Policy EH5.1.
- 7.32 Policy EH6 (Protection of Trees and Hedgerows) states that development that results in the loss of trees of value will be resisted. Policy EH6.1 states that the loss of trees on development sites would generally be resisted.
- 7.33 Policy GA1 (Promoting Sustainable Movement) seeks to facilitate development where it will assist in the sustainability of local transport services and amenities.
- 7.34 The site is not located in a conservation area, a biodiversity corridor nor near any Designated Site.
- 7.35 Policy EH10, which is important in terms of the lighting proposed on site, states that:

'Development proposals which detract from the unlit environments of the Parish will not be supported. New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting at equine establishments and on sports fields or sports grounds.'

- 7.36 Policy EH10.1 states that Aldingbourne has a number of areas where light pollution is minimal and the full night sky can be seen. The ANDP states that Aldingbourne will seek to develop this status as part of its tourism offering (reference darkskydiscovery.org.uk).

Coastal West Sussex Authorities: Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (2013) and December 2014 Update

- 7.37 In the absence of an up to date Gypsy and Travellers Accommodation Assessment being carried out for the District of Arun specifically we have referred to the above document and update. This document focuses on how many additional showpersons plots are required within Coastal West Sussex.

- 7.38 Para 3.37 states that *‘Officers recognised that any development of new site provision would be constrained by the opposition of the settled community. They argued that past proposals for site locations have not achieved the public support required. In addition, although there is available land, this varies in size and price.’*
- 7.39 Para 6.2 identifies Arun District outside of the South Downs National Parks Authority area as having 4 yards with 11 plots including 3 with temporary planning permission. This reference in this April 2013 document to temporary planning permission is very likely to be the application site which did not achieve permanent accommodation status until 2014. Para 6.7 identifies the previous temporary permission on this site for 3 plots as a need within the Coastal West Sussex GTAA.
- 7.40 Figure 23 of the Coastal West Sussex GTAA identifies a current need as of 2013 for 7 showpersons plots within Arun District. The December 2014 Update of the West Sussex GTAA does not revise or update this figure of need.
- 7.41 Para 9.4 in the conclusions confirms Arun District’s requirement for 7 extra plots for Showpeople to 2027 reflecting the loss of a temporary planning permission, one site being over capacity and household growth.

Arun District Gypsy and Traveller Sites DPD

- 7.42 At the time of writing, consultation with the planning policy team in the local authority has indicated that following the publication of the Arun District GTAA later this year, a second call for travellers and showpersons’ sites a Gypsy and Traveller and Travelling Showpeople Sites DPD will be published and be subject to Regulation 18 consultation next year. The purpose of the DPD will be to identify a supply of specific deliverable sites sufficient to provide 5 years’ worth of sites to meet the locally set target which is underpinned by the GTAA. The DPD will also include provision for public and private sites. The DPD will also identify a supply of specific developable sites or broad locations for growth, for year’s 6 to 10 and years 11 to 15 of the plan period.
- 7.43 It is our client’s firm intention to make a submission during the Regulation 18 consultation process next year to ensure that this site is promoted through the DPD process and in the interim to respond positively to any second call for showpersons’ sites by the local authority.

Designing Travelling Showpeople Site: Model Standard Package

- 7.44 In September 2007, the Showmen's Guild of Great Britain published a good practice guide for Designing Showpeople Sites. The guidance identifies the key issues of Travelling Showpeople site provision and provides guidelines to assist in the development of a new site, or the refurbishment of an existing site. The proposed development is consistent with best practice.

Planning Policy for Traveller Sites (2015)

- 7.45 This national guidance (PPTS) identifies that it is an overarching aim of the Government to ensure fair and equal treatment for travellers in a way that facilitates the traditional and nomadic way of life for travellers while respecting the interests of the settled community. This is to be achieved by local authorities making their own assessment of need for the purposes of planning; to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites; to encourage local planning authorities to plan for site over a reasonable timescale; to increase the number of travellers sites in appropriate locations with planning permission; to address under provision and maintain an appropriate level of supply; to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure; and for local authorities to have due regard to the protection of local amenity and local environment.
- 7.46 Policy H of the PPTS, in para 22, states that all planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. It is stated in para 23 that applications should be assessed and determined in accordance with the presumption in favour of sustainable development, the National Planning Policy Framework and the PPTS itself.
- 7.47 The following issues are identified in para 24 and are considered key in the assessment and determination of planning applications for showpersons sites:
- a) The existing level of local provision;
 - b) The availability (or lack) of alternative accommodation for the applicants;
 - c) Other personal circumstances of the applicant;
 - d) That locally specific criteria be used to guide the allocation of sites in plans or which form policy where there is no identified need for pitches/plots and should be used to assess applications that may come forward on allocated sites;

- e) That applications on sites from any travellers and not just those with local connections be considered.

7.48 The PPTS states however that subject to interests of the child, personal circumstances and unmet need are unlikely to outweigh harm to the Green Belt. The application site is not located within Green Belt and therefore criteria (a) to (e) above should therefore be applied when assessing and determining this planning application against national planning guidance.

7.49 Notwithstanding criteria (a) to (e) of the PPTS above, it is clearly stated in Para 25 that local planning authorities should very strictly limit new traveller development in the open countryside that is away from existing settlements. It is also stated that sites in rural areas should respect the scale of, and do not dominate, the nearest settled community, and avoid placing an undue pressure on local infrastructure.

7.50 Para 26 states that Arun District Council should attach weight to following matters:

- a) Effective use of previously developed (brownfield), untidy or derelict land;
- b) Sites being well planned or soft landscaped in such a way as to positively enhance the environment and increase its openness;
- c) Promoting opportunities for healthy lifestyles, such as ensuring adequate landscaping and play areas for children;
- d) Not enclosing a site with so much hard landscaping, high walls or fences, that the impression may be given that the site and its occupants are deliberately isolated from the rest of the community.

7.51 Para 27 states that where a local authority cannot demonstrate an up-to-date 5 year supply of deliverable sites this should be a significant material consideration in any subsequent planning decision. Para 28 advises that local planning authorities should consider how they could overcome planning objections to proposals using planning conditions or planning obligation.

National Planning Policy Framework (2018)

7.52 The latest version of the National Planning Policy Framework (NPPF) was published in July 2018. The NPPF states that all planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise

(para 2) and that the Framework should be read in conjunction with the Government's planning policy for travellers sites.

- 7.53 The NPPF in Chapter 2 promotes sustainable development which is defined in terms of economic, social and environmental objectives. The social objective is to promote a sufficient number and range of homes in well designed and safe built environments. There is an emphasis on supporting communities' health, social and cultural well-being. The environmental prerogative is to protect the natural, built and historic environment. Para 9 states that planning decisions *'should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.'*
- 7.54 The NPPF states that planning permission should be granted where proposals are consistent with planning policy, where that policy is up to date and where *'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole'*.
- 7.55 Para 55 states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
- 7.56 Chapter 5 requires that a sufficient supply of homes should be provided including for travellers as defined in Annex 1 of the PPTS (para 61).
- 7.57 Chapter 9 indicates that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. It is acknowledged that opportunities to maximise sustainable transport solutions may vary between urban and rural areas and this should be taken into account in decision taking (para 103).
- 7.58 Para 117 states that decisions on planning applications should *'promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.'*

- 7.59 Chapter 15 indicates that decisions should contribute to and enhance the local environment through protecting and enhancing valued landscapes, minimising impacts on and providing net gains for biodiversity, and help to improve local environmental conditions. Para 180 advises that decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

8.0 PLANNING MERITS

- 8.1 The planning assessment contained in this section demonstrates that there is a need for this site within Arun District and that granting planning permission for extended Travelling Showpeople use in this location would be sustainable and appropriate and would not result in harm to the countryside either by light impact, visual and landscape impact, or by any other means.

This section assesses the planning merits of the proposed development under the following headings:

1. The Need for Showpersons Sites within Arun District;
2. Lack of Alternative Sites;
3. Effect of the Proposal on the Landscape Character of the Area;
4. Effect of the Proposal on the Lighting Regime of the Area.
5. Need for this Particular Site
6. Compliance with Local Plan and National Planning Guidance.

Need for showpersons sites within Arun District

- 8.2 All publicly available documentation from the local authority indicates that there is a need for showpeople's sites. The Coastal West Sussex GTAA indicates clearly that there is a need for 7 showpersons plots. Our pre-planning application engagement with the District Council indicates that not a single site has been identified to meet this need. In fact, we are informed that an initial call for showpersons sites has not yielded any potential opportunity for future provision. It is our understanding that a second call for travellers sites by the local authority is imminent. Our client will be responding to that second call for sites and will be promoting this application site through the DPD process in the new year.
- 8.3 It should be noted that, whilst the identified need is for 7 showpersons plots and our client is proposing 8 additional plots, one of the plots proposed (Plot no. 5) has no proposal within it for a mobile home and is required only to accommodate a single touring caravan. There is therefore no permanent residential accommodation proposed within Plot No. 5. It has been clearly stated above that the stationing of touring caravans on site is only periodic and that touring caravans proposed within the site would neither be used by non-showpeople as defined in the Annex to the PPTS nor could such touring

caravans be used as a permanent residence given the relatively short period of time that they are on site.

- 8.4 Our pre-application engagement with the local authority has revealed that whilst the Coastal West Sussex GTAA and Arun District Local Plan both identify a need for 7 additional showpersons plots the reality is that this figure is likely to be increased and that this increased figure will be confirmed when the Arun GTAA is published shortly. It is also likely that the need for additional plots and the need for showpersons sites will be confirmed in the Travellers DPD Regulation 18 document due to be published next year consequent to the Arun GTAA.
- 8.5 In summary, there is a need for additional 7 plots for Travelling Showpeople within Arun District and granting planning permission for change of use in this instance means that the needs of the District will be met at an established and suitably located site. The eighth plot proposed in this instance (plot no. 5) is not for permanent residence but is to be used as a location for storing a touring caravan.

Lack of alternative Sites

- 8.6 From our discussions with the local planning authority there have been no sites for showpersons that have been brought to the Council's attention nor has the local authority found any sites for showpersons themselves. We understand the Council has no land themselves for such use. We believe the most recent assessment of available sites undertaken for the District Council was by Baker Associates back in October 2008 – a decade ago – with an amended report made available in May the following year.
- 8.7 Taking into account Baker Associates recommendations, on 21st December 2009, the Council published a report identifying “short-listed” sites for permanent use for Gypsy, Traveller and Travelling Showpeople at four locations only one of which was then identified as suitable for showpersons. This site for showpersons was identified as Angels Nursery, Yapton Road, Burnham and was identified approximately a decade ago as having potential for up to 9 plots.
- 8.8 It is our firm understanding from research undertaken by the applicant that the Angels Nursery site has been developed for permanent housing (that site was initially included in the Council's Strategic Housing Land Availability Assessment) and is no longer available for the showpersons community. This would tally with the feedback that we

have been receiving namely that the Council has identified no sites whatsoever to meet the identified need of the GTAA and recently adopted Local Plan for 7 no. showpersons plots.

Effect of the Proposal on the Landscape Character of the Area

8.9 This planning application is supported by an extensive and thorough landscape report on the site and its surroundings. This attached report considered previous assessments by the County Council on the existing landscape environment and contained their own landscape assessment carried out by qualified and experienced landscape architects. We should add at this point that the care taken to ensure that the existing and proposed development do not intrude unacceptably on the landscape nor on the visual amenity of local residents is brought about by our consideration of previously stated concerns about landscape and visual impact especially when viewed from the nearest permanent residential receptors on Marsh Lane.

8.10 Section 2.3 of the accompanying landscape report states that the existing landscape reflects a broad range of activity and uses within the receiving environment. Views of potentially obtrusive activities, structures or uses are mostly constrained by generally mature hedgerows and clumps of trees particularly along roads, property and field boundaries. The landscape report further states:

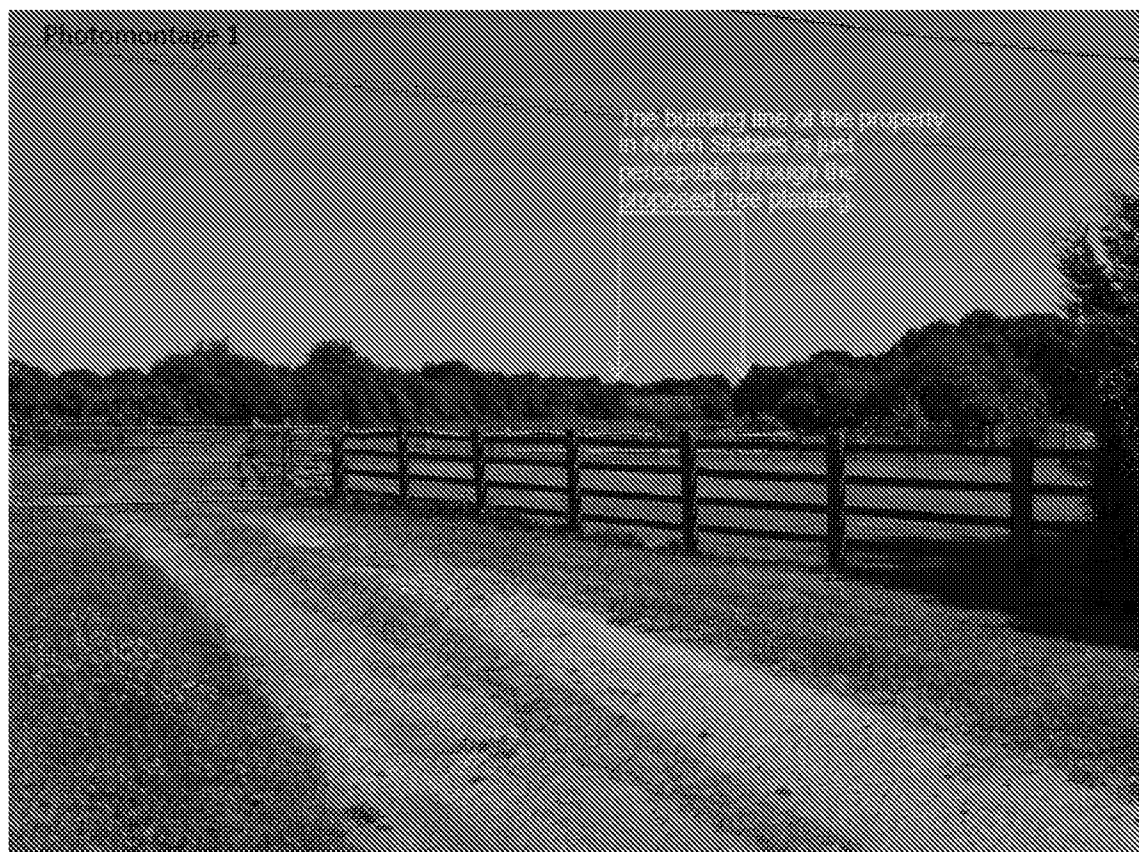
'These interacting factors create a robust landscape structure capable of incorporating a range of development types similar in scale and character to those typically found there. Developments which respect the landscape pattern and reflect the guidance The Strategy for the West Sussex Landscape (2005) and local policy should have little or no adverse impact on local area character or visual amenity, except in the case of one single view from Marsh Lane.'

Nyton Stables is partially visible from one viewpoint on Marsh Lane and one viewpoint from the adjacent site for show-people to the southeast. From Marsh Lane, the existing site accommodates a small proportion of the view. Section 3.0 of this report includes a description of the proposals currently seeking planning permission. Section 4.0 of this report further explores the visual impact of the existing and proposed development.'

- 8.11 The applicant has very carefully considered the existing views from all the existing residences of Marsh Lane and assessed the likely impact of the proposed additional accommodation and any increase in vehicles or machinery. It is accepted that the development as is, is visible from Marsh Lane and therefore the landscape proposals seek to screen this view.
- 8.12 The existing and proposed dwellings are lower in height than the single storey equivalent for bricks and mortar housing and the machinery and equipment will be stored in containers transported by HGVs or will be stored in the HGVs themselves. These HGVs will be a maximum of 5m in height. The existing and proposed landscape boundary treatment is at least this height in a substantial number of areas around the boundary of the application site and is estimated to grow to approximately 6m. The Council will be aware that in the majority of on-site instances the previously approved landscape boundary is relatively mature and very effective from a screening perspective. It should also be noted that there are existing and proposed Scots Pine whose height is projected to reach beyond 10m. There is extensive, tall and mature planting along the southern boundary and a vegetated bund in close proximity to the norther boundary. In assessing landscape and visual impact we have indicated above that fair rides and Ferris Wheels etc will not be reconstructed on site for testing or maintenance and there will be no tall structures on site.
- 8.13 The landscape proposals include the planting of trees to the east of the closed-board fence at 2.5-5m high (predominantly 4-5m high) which means that the vegetation will be seen above the closed board fence from the outset (see Photomontage 1 below). Over time, the vegetation will fill out and grow larger (see photomontages 2 and 3). The mix contains a proportion of evergreen species such as Scots Pine and also bushy species such as Hawthorn. The trees will be planted at 3m centres along a single row (due to site constraints). This will mean that over time, a good screening effect will be available in summer when all trees are in full leaf. In winter, glimpses of Nyton Stables may be possible through the tree canopies. However, the winter stems and branches of trees will dull down any bright colours and will detract from the existing development significantly.
- 8.14 The landscape and visual assessment undertaken states clearly that the proposed screening to complement and augment existing landscape boundary treatment will:

'Minimise, and in summer, eliminate the majority of visual impacts beyond the site boundaries and assist in the integration of the development within the local landscape character. The impact on the view from Marsh Lane has been represented in three photomontages below. These have been produced to show a visual representation of the proposed vegetation at 0, 5 and 10 years after establishment. The photomontages are visual representations only, are based on professional judgement but not on scientific methodologies.'

- 8.15 Photomontage 1 (below) represents the view from Marsh Lane at year 0 when the vegetation will partially screen the existing dwelling and storage facilities when vegetation is in full leaf. Vegetation will be planted when species are 2.5-5m high



- 8.16 Photomontage 2 (below) represents the view from Marsh Lane at year 5. Vegetation will have grown between 1 and 4 m taller in this time to a total height of 5-9m high, and between 1 and 2m wider to a total width of 1.5-5m wide therefore screening views towards Nyton Stables from this distance when vegetation is in full leaf. Vegetation in the foreground will also have grown up higher too although the extent to which depends on how local landowners manage the vegetation.



- 8.17 Photomontage 3 (below) represents the view from Marsh Lane at year 10. Vegetation will have grown between 2 and 9m taller in this time to a total height of 6-20m high and between 2 and 9m wider to a total width of 5-11m wide therefore creating a good screening effect when vegetation is in full leaf. Vegetation in the foreground will also have grown up higher too although the extent to which depends to how local land owners manage the vegetation.



8.18 We would finally point out that the existing and previously approved landscape details have been considered by the applicant's landscape architect in the formulation of the proposed landscape boundary details. The previously approved boundary planting may have been mis-planted, planted in the wrong location, or may have not taken root, or may have died after a period of time. We suggest on this occasion therefore that a landscape management plan be required by way of planning condition imposed on any grant of planning permission to ensure that what is approved is fully planted and maintained and managed satisfactorily over a period of time.

8.19 The proposed planting shown on landscape masterplan 18307-2-302-RevB will also screen views from the adjacent site to the south east of Nyton Stables and through occasional gaps in the hedge from the field to the west of Nyton Stables through the mature hedgerow hugging the western edge of the access track into the site.

Effect of the Proposal on the Lighting Regime for the Area

8.20 Our review of historic planning files indicates that a key issue for the parish and local residents is the potential for light pollution.

- 8.21 It is considered that the lighting proposed is modest in scale and in terms of the number of lights proposed, the nature of lighting proposed, the height of columns proposed and the level of illumination proposed.
- 8.22 The first form of lighting is to be attached to walls of the existing and proposed mobile homes. It should be borne in mind that the heights of these walls are limited to less than the height of a single storey bricks and mortar home. This lighting is usually pointed in a downwards direction. The wall lights will have a maximum of 750 lumens. The gate post lights will also have a 750 lumens level of light. The wall lights and gate post lighting will operate from dusk until dawn basis. It is considered that these lights are essential and in no way could be considered to be more than one would expect for any housing development.
- 8.23 It is accepted that the third form of lighting, the yard lighting, is beyond what would normally be expected with a bricks and mortar housing development. The lighting proposed for the yards within which equipment or machinery is stored or maintained will have a maximum of 10,000 lumens which is the equivalent to a 100 watt LED. Lighting Plans 1 and 2 show the height of the columns and the angle of light projected onto the ground. The hours of operation for working on vehicles and machinery is suggested as 6.00pm but it must be acknowledged that light will need to be provided for residents returning back from fairs and business events. It is suggested that yard lights the subject of Plans 1 and 2 will be used up to 10.00pm – not for work or maintenance purposes - but for access purposes. Thereafter, these yard lights will operate on a PIR with a 10 minute delay. Please note that the yard lighting proposed will be focussed very much on the ground in the yards and there will be little if any prospect of sky glow. We would also ask the council to consider that there is a substantial belt of trees and hedgerow that has matured, is maturing and will mature around the entire site especially when the boundary gaps that have been identified are filled with appropriate planting.
- 8.24 The points raised in support of previous application AL/23/17/DOC involving lighting at the adjoining Farm Shop site bear reiteration in this instance and when considering these points we would ask the Council to consider that a relatively substantial amount of lighting already exists in this area and that the lighting proposed on this occasion is considered to be reasonably required for the use of an existing site and is not considered to be excessive in scale, number of columns or lights, or brightness. The following should be considered by the local authority when considering the lighting proposed:
1. There is a Health and Safety requirement that yards are adequately lit;

2. Generally, showpeople move from events at night and return home during that period. During the winter months they would be required to move their rides and equipment into their yards in the dark in the absence of lighting.
3. Health and Safety Guidance states that ‘Places where work is done around moving vehicles during the hours of darkness should be well lit (for example, with floodlights)’.
4. Low level bollard lighting would not provide the level of lighting to ensure the safety of the showpersons community.
5. The yard lighting proposed, whilst limiting the amount of skyglow, by orientating the lights downward, is required to ensure that light can pass over machinery and equipment so as to not cause shadows or blind spots. The column mounted lighting has been designed to reduce light spill away from the site. This is greatly assisted by the existing and proposed landscape boundary treatment.
6. The position and number of lights is equally important to ensuring that there are no shadows or blind spots created by the machinery.
7. We would ask that any perceived similarity between the lighting at Aldingbourne Nursery and that proposed in this instance is discounted. In the adjacent nursery there are very large contiguous areas of nursery requiring to be lit rather than discrete plots in this instance. The use of growing lamps is in no way similar to lighting required under health and safety legislation.

8.25 The nearest residents who may be most likely to be affected by what is a relatively modest and necessary lighting scheme are located some 340m away on Marsh Lane. We believe that with existing and proposed landscape boundary screening there would be no unacceptable lighting impact on existing residents in this location.

Need for this Particular Site

8.26 There are 6 families living on this site that have established links to the area and that operate fairs in the Arun area and in this part of the south coast.

8.27 All the existing occupiers of the site have close business and family ties with the Arun area as all have been born and brought up within the Arun Area and regularly operate fairs along the South Coast (please see Tables 1 and 2 above). Keely Castle and her family have been resident on this site since the implementation of planning permission under AL/119/10. Edward Eyres has also been on site since 2011. Stephen Grey and his

family including his 3 children have lived on the site since 2011 also. Some time later Stuart McCowan and his family moved into the site. Around the same time that Mr McCowan and his family moved in, Harry and Deion Birch moved in with their 3 children. Finally, Mr Jimmy Castle moved in and still lives on site.

8.28 The residents of the site and the above families are related to their neighbours within the site and on the adjoining site in an extended family context.

8.29 The families that originally moved into the site are all maturing and their children are now beginning to seek their own accommodation. The application site is an attractive location for future showpeople as it is located within the area of the circuit of the fairs and represents a secure location with access to local services by public transport and where use by travelling showmen can be carried out on without detriment to adjacent amenity.

8.30 As indicated above the local authority has no allocated sites within the district which can accommodate the future needs of the travelling community. If planning permission is not granted in this instance then the existing families living within the site (beyond the three plots previously granted planning permission) will have to relocate with the result that families will become disconnected with sons and daughters split from fathers and mothers. Whatever ties that will have been established in the area will then be lost. It is likely that the need for accommodation that could be provided sustainably on this site will have to be accommodated elsewhere and potentially on alternative sites less suited to the showpersons community and incurring additional travel.

Compliance with Local Plan Policy and National Planning Guidance

8.31 The proposed development is consistent with the thrust of the recently adopted Local Plan which seeks to ensure that the housing needs of all groups in the community are met appropriately. Reducing the need to travel is also identified as a strategic objective of the Local Plan and the provision of additional plots as sought would ensure that the existing families that are on site, that do not have planning permission for their plots, are not separated from their friends and relatives thereby incurring additional and needless travel.

8.32 The proposed development is also consistent with para 3.45 of the Local Plan where the impacts of the proposed development on the countryside and environment are

minimised. This is an existing showpersons site and it is our view that the additional impact over what has been approved on site is less than what would be achieved on a greenfield site elsewhere within the countryside. As indicated above and in the attached landscape character assessment this is an edge of urban or urbanising environment beyond the confines of the site.

- 8.33 The grant of planning permission in this instance would be consistent with **Policy SD SP1** which seeks to facilitate sustainable development espoused in the NPPF. This position would be supported by para 6.2.5 in that this site is previously developed with the benefit of planning permission, is not within an area of high amenity value and will have no impact on the district's or local area's built heritage. The proposal is also in accordance with **Policy C SP1** in that the existing development footprint is not extended nor is there consequently any resulting reduction in gaps between settlements consistent with **Policy SD SP3**.
- 8.34 The proposal is also consistent with Policy **LAN DM1** as the proposal not only maintains but also enhances through additional planting, the landscape character of the area.
- 8.35 The proposal is consistent with **Policy SD SP2** which advocates that development should be focussed within the boundaries of built up areas subject to consideration against other policies of the local plan. This is an existing showpersons site located outside any defined settlement boundary and this is a material consideration when considering compliance with this policy as is the fact that the proposal meets the need for showperson's accommodation identified in Policy H SP5 and contained in Table 12.6 of the Local Plan. There is no further intrusion into the countryside from the existing site boundary.
- 8.36 The proposal will provide 8 plots with 7 providing permanent accommodation to meet the need for 7 plots identified in **Policy H SP5**. The Local Plan states under Item 4 of Policy H SP5 that the District Council will produce a Travelling Showpeople Site Allocations document. It is our understanding from engaging with the planning officer, dealing with showpersons accommodation and the forthcoming DPD, that a GTAA is also forthcoming and will be published for consultation as a precursor and informing document to the DPD. It is highly likely that the need identified for 7 units is likely to be increased. The proposal is also consistent with the following requirements under Part 3 of Policy H SP5 as follows:

a. Scale appropriate to setting having regard to the scale and form of nearby residential development.

The footprint of the site the subject of the planning permission for 3 permanent showpersons plots has not increased in size and the additional plots proposed can reasonably be accommodated within the existing site boundary. The rationalisation within the site and the loss of the pony paddock ensures that development is reasonably spaced and the site is not overcrowded. Even a cursory view of the extent of the site on aerial photos compared to existing settlements in close proximity reveals an appropriately scaled development. The site coverage of the permanent accommodation to a maximum of 13 mobile homes on this site is relatively low as can be clearly seen in the proposed site layout plan. Neither the form nor height of the proposed development including the mobile homes, touring caravans and storage of machinery is anything other than acceptable.

a. In an area not prone to flooding or near refuse sites, industrial sites or similar.

Research by RGP Design Consultants indicates that the application site is located within Flood Zone 1 which is the lowest risk of flooding. The site is not near a refuse site, industrial site or similar facility.

b. Well located on the highway network with easy and safe access to sustainable settlements with a range of local services including schools, shops and healthcare facilities either by foot, cycle, public transport or car.

The application site is well located on the strategic road network which is so important for the existing and proposed showpeople to be accommodated on site. The site is a very short distance to the A27 which provides direct access to Chichester and Portsmouth to the west and Worthing to the east. The site enjoys good public transport facilities. Bus stops are located close to the site and serve regular and frequent bus services to Chichester, Barnham and Bognor Regis. Barnham Rail Station is nearby.

Figure 1: Schools Located Near the Proposed Development



8.37 Figure 1 above shows the pre-school, primary and secondary schools in the area of which there are many. Some of those un-named above include Hop Scotch Pre-School in Aldingbourne; Boxgrove Church of England Primary School; Apogee Forest School in Aldingbourne; Bright Starts Nursery in Aldingbourne; and Eastergate Pre-School. Chichester High School and St Philip Howard Catholic School are also located nearby.

8.38 There are 2 convenience stores serving the area and the site namely Aldingbourne Village Stores on Westergate Street and the Central Convenience Store on Nyton Road in Eastergate.

8.39 There are medical facilities at Nyton Road Aldingbourne and at Tangmere Medical centre. Arun Veterinary Clinic is also located in Aldingbourne.

8.40 The range of services and amenities serving the application site are consistent with the requirements of item (c) of Policy H SP5.

c. Not within an international, national or local nature conservation designation or where the proposal will a significant effect upon any designation.

8.41 The application site is not located within or near any designated nature conservation site nor will it have any significant effect upon any such designated site.

d. Effective use of previously developed or derelict land.

- 8.42 This site has been previously developed having received planning permission for 3 no. permanent showpersons plots. In our view the site should be considered in planning terms as a brownfield site with showpersons activity associated with it over a number of years.

e. No negative impact on the safety, amenity and privacy of the occupants of the site and neighbouring residents and land uses. Adequate space for the storage of equipment for business uses shall be provided on site. Such areas shall be visually pleasing and not impinge on amenity areas.

- 8.43 The existing and proposed plots, chalets, touring caravans and MSAs are reasonably spaced and a relatively high degree of amenity is protected through the layout now proposed. The proposed lighting will ensure that the safety of existing residents will be protected and enhanced. The amenity of the existing and proposed residents within the site is adequately maintained and protected in the proposed site layout. The mobile homes, existing and proposed, do not overlook each other and each is adequately spaced from one other. There are no upper floors to any of the mobile homes which further ensures that privacy is protected.

- 8.44 The mobile homes have individually a relatively small footprint and are less in height than a single storey brick and mortar dwelling. The landscape boundary is already substantial for the most part and with the appropriate filling in of the existing gaps the visual amenity of any nearby residents will be protected and enhanced. As indicated above the nearest residents to the application site are located some 340m away. The Council are referred to the current and ‘after development’ photomontages of the view contained in this planning statement and the attached landscape report.

f. Incorporate appropriate landscaping and boundary treatment, including existing natural landscape features such as trees (particularly mature trees and hedging). Planning conditions or planning obligations shall be used in this regard. Where new boundary treatment is proposed, it shall be sympathetic to and in keeping with the surrounding area.

- 8.45 A thorough assessment of the landscaping schemes previously approved and the landscape boundary treatment currently existing on site has resulted in a comprehensive landscape and boundary treatment proposal now being presented to the local planning authority. The proposed boundary treatment makes the most of the existing trees and

hedgerows along the border of the site and proposes to supplement this where necessary. The applicant will accept a planning condition requiring the agreement by the local planning authority of a landscape management plan to ensure that what has been planted and what is now proposed will be ‘fit for purpose’.

g. Served by adequate water supply and appropriate means of sewage disposal. In circumstances where this is not possible, suitable alternative arrangements may be made with the agreement of the Planning Authority.

8.46 Water supply, foul and waste water disposal will be provided as for existing as set out in Section 6.0 above and these matters can be dealt with by way of imposition of a planning condition as required in this arm of Policy H SP5.

h. No adverse impact on the historic environment or individual heritage assets therein or their setting.

8.47 The proposed development will have no adverse effect whatsoever on any historic environment or any individual heritage assets or their setting consistent with this element of planning policy.

8.48 The proposed development is consistent with Policy **D SP1** which seeks to make efficient use of land and seeks to ensure that proposed development reflects the characteristics of the site and the local area. The layout, landscaping, density, scale, massing, character of the site, materials, finish and architectural details of the proposed scheme are all guided by the showperson community’s requirements as well as the site analysis and the context appraisal contained in this planning statement and the accompanying landscape report which finds strongly in favour of the proposed development.

8.49 The proposed development is also consistent with para 13.2.6 which sets out several intrinsic sustainable development objectives that will help achieve high quality design including respecting and enhancing the existing surrounding environment; responding to the local context; provides an accessible, legible and well connected development; is adaptable and flexible to the need of the occupiers now and in the future; is socially inclusive catering for the current and changing needs of the District and especially the needs of the travelling showpersons community in the district. The proposal is also consistent with Policy D DM1 in that it:

- Makes best possible use of available land (no other land is available within the district for travelling showpeople);

- Demonstrates a high standard of architectural principle using hard and soft landscaping reflective of the local area;
 - Will have minimal impact to users and occupiers of nearby property and land;
 - Incorporates existing and new tree planting as an integral part of these development proposals;
 - The density proposed makes efficient use of land whilst maintaining local character and distinctiveness. The scale of development is within the general confines of the overall character of the locality and this is clearly set out in the attached landscape report.
- 8.50 The proposal is also consistent with **Policy W DM1** in that (a) sufficient water supplies can be provided prior to occupation to serve the development and (b) provision of water supply is not considered detrimental to existing abstractions, river flows, water quality, fisheries, amenity and nature conservation.
- 8.51 As indicated above the site is at low risk of flooding and therefore **Policy W DM2** (Flood Risk) does not apply.
- 8.52 The proposed development is consistent with Policy **QE DM2** (Light Pollution) as well as being consistent with the appropriate health and safety regulations. The proposed lighting is consistent with the latest national design guidance and follows a scheme of lighting approved on the immediately adjacent site. There are no adverse effects on neighbouring uses or the wider landscape in accordance with requirement (a) of this policy; the lighting levels proposed including PIR system is the minimum required for security and working purposes consistent with requirement (b) of this policy; potential glare and light spillage is minimised consistent with (c); in this case the level of lighting required does not justify the use for lighting purposes of on site renewable energy to accord with item (d) of this policy. The times of illumination can be controlled by way of planning condition if the local planning authority see fit as per Policy QE DM2.

Aldingbourne Neighbourhood Development Plan

- 8.53 The ANDP recognises and reiterates that there is a presumption in favour of sustainable development. We believe that the proposed development, as a reasonable extension of existing showpersons accommodation, is sustainable for the reasons set out above. There is no further encroachment into the countryside as the existing envelope of development is not extended. Keeping families and extended families together and obviating the need

to travel is also a more sustainable approach to having a scattered showpersons community. This can be achieved in this instance by keeping the footprint of the existing site and conserving the natural environment consistent with para 7.25 of the ANDP.

- 8.54 The proposed development is also consistent with Section 5.3 of the ANDP which seeks to meet local accommodation needs in a manner that compliments the current character and cultural heritage of the village whilst at the same time contributing to the provision of local infrastructure and facilities. This is an existing, and an extended community, who are currently supporting local services and facilities (ie. they shop in the area, use local medical facilities and the children play for the local soccer team – greatly enhancing the sustainability of these facilities and activities in the immediate area).
- 8.55 The proposal is consistent with **Policy H1** in that a high quality of design is proposed given the nature of the accommodation to be provided and the fact that mobile home and touring caravans are pre-constructed before arriving on site. The housing mix on this occasion is for permanent accommodation in the form of the mobile homes and touring caravans. Both forms of accommodation are intrinsic to travelling showpeoples way of life. **Policy H2** therefore is complied with as far as it relates to this type of development.
- 8.56 The housing density proposed is appropriate to the location by virtue of size, siting and relationship to existing properties. Several previously undeveloped parts of the site are to accommodate the additional plots, in particular at the pony paddock and on an area of land comprising Plot 5 that had not previously been developed. The remaining ‘new’ plot is accommodated from the splitting up of one former large plot along the southern boundary into Plots 7 and 8 respectively. As the proposed layout clearly indicates this is not a cramped or out of character development and bears favourable comparison with any showpersons site either within or outside the district. The proposal is entirely consistent with **Policy H3** (Housing Density) of the ANDP.
- 8.57 Policy EH 1 essentially seeks to focus development within existing settlements unless other policies support the proposed development or no reasonable alternative sites are available. This is an existing site where our client is not encroaching further into the countryside and where there are no reasonable alternative sites. In this regard we would emphasise that no sites have as yet been allocated for showpeople in either the Local Plan or indeed in any traveller DPD which is expected to be published next year. A call for sites for travellers, gypsies and showpeople has so far yielded no sites to be considered for allocation. As an existing site with obvious spare capacity this proposal is

consistent with Policy EH1. The fact there is no further encroachment into the countryside than for the site granted permanent planning permission for 3 plots means that Policy EH1.1 is complied with which seeks to protect the countryside from unnecessary development. The proposal is also compliant with Policy EH1.2 as visual separation and important views between different settlements is being maintained without any significant intrusion upon the landscape and visual amenity as indicated in the attached landscape and visual report. All aspects of **Policy EH1** are met therefore.

- 8.58 The site in question is not agricultural land, is a functioning showpersons site, and therefore is clearly not in contravention of **Policy EH3** (Development on Agricultural land).
- 8.59 The site is at low risk of flooding as indicated above and **Policy EH5** does not apply. Appropriate provision for accommodating surface water and foul water are consistent with Policy **EH5.1**.
- 8.60 The retention of existing hedgerow and its enhancement is a key feature of the proposed development. The proposed development provides for additional planting and no trees are lost from the proposed development proceeding. The proposed development, including former planting under previous planning permissions will greatly improve biodiversity, and existing landscape boundaries are retained in their entirety and added to with appropriate and indigenous species. There will be no removal of trees to accommodate further development on site and the proposal is consistent with **Policy EH6** and **EH6.1** in particular.
- 8.61 Policy GA1 seeks to facilitate development where it will assist in the sustainability of local services and amenities. The proposed development is consistent with **Policy GA1** (Promoting Sustainable Movement) as it will increase travel demand in the area and is in a location that is accessible to public and community transport. The sustainability of these services will likely be enhanced.
- 8.62 On lighting the proposed development is consistent with Policy EH10. This policy states that development proposals that detract from unlit environments will not be supported. This is not an unlit environment. There is existing lighting on site, which this proposal will not add appreciably to, and there is a surrounding area where there is existing on site lighting. A case in point is the nearby nursery. Planning permission has been granted under AL/23/17/DOC for a scheme of lighting on the adjoining Nyton

Road Farm Shop site. The lighting proposed conforms to the highest standard currently in place and the Council should be mindful that the lighting proposed is not excessive and is the minimum needed for the optimum commercial and safe operation of the site. These are not of the scale or extent of floodlights required for equine establishments or sports fields or sports grounds where much taller columns and considerably higher levels of illumination are required. The proposed lighting as set out in preceding sections, and based on what was acceptable on the adjoining site, is consistent therefore with **Policy EH10**. We believe that this is not a site with minimal light pollution given the existing lighting circumstances in the area identified above and therefore Policy **EH10.1** is complied with.

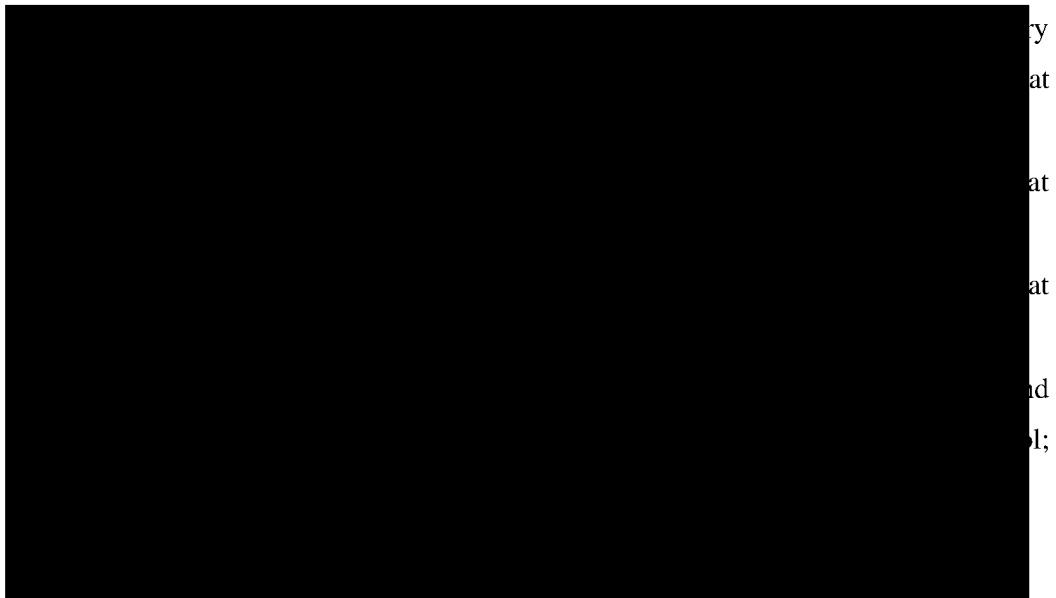
Planning Policy for Travellers Sites (2015)

- 8.63 This proposal is **entirely consistent with the PPTS** which has the aim of increasing the number of of travellers sites in appropriate locations with planning permission and to address under provision and maintain an appropriate level of supply. The PPTS also advises that local authorities should assist the enabling of provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure. Local authorities should also have regard to protection of local amenity and the local environment. We believe that all these requirements are met by the proposed development.
- 8.64 **Policy H, para 22** states that all applications should be determined in accordance with the development plan. The Local Plan and indeed the ANDP supports the proposed development.
- 8.65 The proposed development is consistent with **para 24** of the PPTS for the following reasons:
- a) *The existing level of local provision*
- 8.66 The existing level of accommodation on site is inadequate to meet the needs of the resident community and their growing and extended families and also the need identified by the local authority in the Local Plan for an additional 7 showpersons plots and for which 7 plots providing permanent accommodation is now proposed.
- b) *The availability (or lack) of alternative accommodation for the applicant*
- 8.67 Our client informs us that there are no available sites, that they are aware of, in Arun District and this position is supported by the fact that no sites have been brought forward

for consideration in the Council's call for sites. It is our client's firm intention to promote the application site through this emerging process. There is clearly no reasonable prospect of any other site coming forward within Arun District suitable for the showpersons community.

c) Other personal circumstances of the applicant

- 8.68 There is an established showpersons community located on site with long established family, personal and business ties to this area and to Arun District as indicated above in Tables 1 and 2 above. There are currently 6 plots on site with 4 of these having children living on site. This is in excess of the 3 plots granted planning permission previously for the site. As the Council will be aware the PPTS places great onus on the welfare and wellbeing of children. The circumstances of the five households with children on site tying this community to this area are as follows:



d) That the locally specific criteria used to guide the allocation of sites in plans or which form the policy where there is no identified need for pitches/plots should be used to assess applications that may come forward on allocated sites.

- 8.69 As indicated above there is an identified need for 7 plots for permanent accommodation in the District. Excluding the eighth new plot, over and above the 3 that have been granted planning permission, and for which permanent accommodation is being sought we believe that the need identified in the Local Plan is fully met and not exceeded. Should the Council be of the view that the eighth plot is surplus to need, even though we are informed by planning policy team that further additional need is likely to be identified, then we are of the very firm view that the merits of the scheme warrant the grant of planning permission for the whole scheme as presented. The locally specified

criteria for assessing applications is set out in items 3(a) to (i) of Policy H SP5 above, the provisions of which are fully met.

e) That they should determine applications of sites from any travellers and not just those with local connections

8.70 As indicated above, the proposed development will meet the identified need for showpersons plots across the District set out in the Local Plan and potentially any additional need resulting in the production of the District GTAA.

8.71 The proposed development accords with para 26 of the PPTS in that the proposal:

- a) Makes effective use of a brownfield or under utilised site without undue impact on either the environment or nearby residential amenity;
- b) Will enhance the local environment by reducing the visual impact of the existing development from certain viewpoints and is well planned.
- c) Provides a reasonable amount of landscaped areas whilst at the same time recognising the operational needs of the site. Each of the additional chalets or mobile homes has a proposed sward of grass directly attached to it. A number of the existing plots have play equipment.
- d) There is no hard boundary landscaping or any high walls such as to give any impression that this existing site and its occupants are in any way deliberately isolated from the rest of the community. As indicate above the proposed landscape boundary is soft and supplements the existing well-established soft screening that already exists on site and which for the most part suitably screens the proposed development.

8.72 Consistent with para 28 of the PPTS we believe that any planning objection not clearly resolved above can be the subject of a planning condition.

Compliance with the NPPF (2018)

8.73 This proposal is entirely consistent with the provisions of the NPPF which encourages sustainable development. The site, as a previously developed site, can be considered brownfield, where additional development can be sustainably achieved on site without undue harm to any interest of acknowledged importance. The landscape and visual impact of the existing development will be improved from the enhanced boundary treatment proposed as part of this planning application. The proposed development will have no significant impact on the surrounding environment.

8.74 The proposal is entirely consistent with Para 117 which states that decisions on planning applications should *'promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.'*

8.75 In all respects the proposal is consistent with the NPPF.

9.0 CONCLUSION

- 9.1 There is a need for additional pitches for Travelling Showpeople identified in the Arun District Local Plan adopted as recently as July this year, that this proposal will meet in its entirety.
- 9.2 The application site has a safe, easy and convenient access via Nyton Road. It is served by public transport, with regular bus services to local settlements which allows residents to travel to local centres in a sustainable manner. The application site is located within the circuit of fairs at which the applicants work. The on-site existing access is already approved.
- 9.3 There is an established showpersons community on site with strong links to the area. The enhanced landscape buffer proposed would screen the site and this would result in very limited visibility of the caravans or mobile homes and cause no harm to the landscape and visual amenity of the countryside. The increase in the number of plots on site can be accommodated comfortably on site without any encroachment into the countryside.
- 9.4 The proposed development is consistent with the recently adopted Local Plan not only in terms of need but also in respect of all development management requirements ((a) to (i) inclusive) of Policy H SP5.
- 9.5 In accordance with the advice set out in the PPTS this site is clearly suitable, available and appropriate for further additional Travelling Showpersons accommodation. The proposed development is also consistent with the latest NPPF which promotes sustainable development where it will not have any unacceptable impact on the surrounding environment.
- 9.6 The impact of the proposed development has been carefully considered in respect of landscape/visual and lighting impact. In respect of landscape and visual impact, the proposed development retains the existing boundary treatment including where it has been effective and proposes additional soft landscaping where there are currently gaps in order to screen the existing and proposed development from the nearest residents on Marsh Lane. Additional planting where it is needed will bring biodiversity benefits. It should be noted that any new plots promoted on this site are located along the eastern, already well screened boundary, rather than along the eastern boundary nearest to Marsh

Lane. The lighting proposed is no more than is needed on the site and has been designed so that its impact is limited. When considering the proposed lighting arrangements, we would ask the Council to consider that there is existing lighting on the application site, there is lighting approved on the adjoining Farm shop site (the template for which we have followed) and there is a significant well lit environment in the immediate environment including an adjoining nursery. In summary, the lighting proposed is reasonable and acceptable in terms of lighting arrangement, the number and types of lights, the level of illumination and the nature and times of operation including PIR.

- 9.7 The proposal has been considered against previously expressed concerns in previous applications and we believe these have been addressed in this application. We are firmly of the view that the proposed development is also consistent with the policies and provisions of the ANDP.
- 9.8 The proposal would be in accordance therefore with, and is supported by, national guidance and local planning policies.