

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION BY MR. JAMES HORTON

**SITING OF THIRD PERMANENT MOBILE HOME AS A
DWELLING TO SERVE SITE FOR TRAVELLING SHOW
PEOPLE.**

**THE OLD BARN, ARUNDEL ROAD, FONTWELL, WEST
SUSSEX.**

POLICY, DESIGN AND ACCESS STATEMENT

R.L.STUBBS MRTPI.

AUGUST 2018.

1. INTRODUCTION

- 1.1 This Statement is prepared in respect of an application made by Mr. James Horton who is the owner and occupier of premises at the Old Barn, Arundel Road, Fontwell. He currently retains both of the two existing mobile homes for traveller show persons, together with the siting of an area of travelling caravans, together with a full workshop facility with additional inside storage plus outside working area. This is all in respect of his profession as a travelling show person maintaining all of his family show equipment and associated storage facilities within the yard and premises at the Old Barn.
- 1.2 Planning permission was granted for Mr. Horton to permanently reside at this site in 1999 under planning application reference number AL/1/99. Subsequent to that planning permission consent was granted for the use of the existing large workshop facility together with the siting of three other caravans, all for the storage of plant and equipment in association with the maintenance, keeping and repairing/restoring of various workshop rides. Finally, in 2013 planning permission was granted for a second show persons mobile home which was for his son, who is soon to be married and all of his family who all work full-time with their show equipment.
- 1.3 When planning permission was granted a condition was imposed on the first permission that no more than one permanent mobile home should be sited on the land. Following discussion with Arun District Council it was suggested that I should put in a full planning application for the second mobile home, however, in this case I do not believe that is necessary now, particularly given the advice contained in the very recently adopted extant Arun District Local Plan. This addresses up to date policy assessment undertaken within Arun and has regard specifically to the needs of show people and also the needs to provide additional facilities for them within the District. I am satisfied having addressed that Policy that we are wholly compliant and therefore there can be no policy objection to this proposal, however, that is examined further within this Statement.

- 1.4 In respect of the last application an additional statement was also provided to assist Arun with particular details of an Environmental Assessment to identify the existence of a foul drainage facility and also the ability to provide soakaways to serve each individual caravan. This is to ensure that surface water drainage was provided within the site enabling all surface water to dissipate within the local ground. This was fully detailed for that application and my client was in a position where he is obliged through the conditions imposed to maintain and monitor that foul drainage system for the removal of waste. This he continues to undertake through employing the services of P.J. Coles as waste disposal managers to manage his Klargester plant.

2. THE APPLICATION SITE.

- 2.1 The application site is situated on the north side of the A27, Arundel Road, to the west of the village of Fontwell lying between Fontwell and Crocker hill.
- 2.2 The access has a central gate entrance on the south side which is set back 14.5 metres from the dual carriageway which then serves an existing access drive running north over a completely grassed area either side of the entrance. A former chicken shed on the western side of the site has been removed and an area of planting has been retained to the north thereof. My client also intends to re-plant the hedgerow on the south side along the western side this grassed frontage with a new Laurel hedge. In totality this planting seeks to screen out the positioning of the existing mobile homes which lay to the north thereof and acts to contain to the south and east by an existing conifer hedgerow. The workshop area, yard and additional buildings are located to the east thereof. Around the periphery of the site there is additional landscaping to both the north and along the western boundary of the site which in effect seeks to contain the whole of the area used for the siting of the existing mobile homes from the public viewpoint and also minimises the potential impact of such use upon the amenities of any neighbouring properties, within the vicinity.

- 2.3 To advise, all vehicles leave this site in a forward gear and they are accessed from the west side of the dual carriageway running into the site and then up through the driveway into the central area of the site. In “vacating” this site vehicles all exit to the east and travel down to the existing roundabout on the junction with the A29 and then disburse using the various access points from that junction. No issues have been raised regarding the positioning of this accessway or the use made of it in accessing into and exiting the site. It is not intended there will be any change to the existing access arrangements through the introduction of this third mobile home as the only additional traffic generated would be very limited to two private cars arising direct from the use of the mobile home.

3. THE PROPOSAL.

- 3.1 Within this scheme it is intended that a third mobile home will be sited approximately 12 metres to the north of the existing mobile home and will access out onto the adjoining grassland to the west of the unit. Indeed all of the land to the southwest and north of the proposed mobile home is all laid to grass and it is intended that in this case the access will be taken from the east side of the proposed unit to the existing entrance way to be linked by a paved footpath. The proposed unit will be up to 6 metres wide by 12.5 metres long and will be of the same format and style as the existing mobile homes. All of the existing limitations that apply to the siting of mobile homes and caravans, as set out in relevant legislation from 1960, 1966 plus subsequent amendments will apply.
- 3.2 In discussion with my client we have reflected upon the existing drainage requirements to serve the existing mobile homes in the ability to accommodate this third unit. Following the siting of the original mobile home discussions with the drainage suppliers (Klargester) concurred that it would be acceptable to site the drainage unit to the southwest of the first mobile home and this route was chosen with pipes laid to it accordingly with the drainage down. The importance of this location is that it would allow for regular visits from the drainage contractors in respect of servicing and maintenance of the unit. The intention is that my client will connect to the

existing inspection chamber to the west of the second caravan and then obviously follow the drainage connections to the Klargester plant. Having studied this on-site I am satisfied that this location satisfies the requirements of the three units and can provide proper drainage to both. The position of the proposed units are submitted on the planning application and to reaffirm the Klargester Biodisc treatment plant is shown and confirmed to the southwest of the first mobile home with drainage connections also shown. The Klargester plant can normally deal with two residential properties (ie 4 bedroom houses)

- 3.3 In the application we are seeking permission for the location of a third mobile home and also the provision of two car parking spaces. These are now shown within the yard area and identified on the submitted plans

4. **PLANNING POLICY.**

- 4.1 The Development Plan is the Arun District Local Plan 2011-2031. This plan is up to date as it has only recently been published however it has full regard to the position resulting from the 2015 assessment of needs for additional pitches for show people. This also goes on to assess the needs arising to the future and this is recorded within the appropriate documentation identifying the number of new units to be provided. We accord with this need and are clearly supported by the guidance in Section 12.7 of the Plan. In this respect this Plan is vital to this proposal as it sets out the guidance which should be followed in assessing the needs for any additional proposed showman's unit within Arun District Council's area.
- 4.2 In considering this proposal my clients seek to demonstrate that with significant increases over time in the value of the equipment now kept and managed on site and that which is maintained when away in addressing local showmen's rallies etc we are now in a position where there is a need the additional staff and in doing so it is our submission that we are consistent with Policy HSP5. This includes five relevant sub-policies within the overall. Policies one and two are clearly not relevant from the nature of the application

that is being made: we seek to expand the facilities provided and all pitches provided are permanent.

- 4.3 Policy three contains a list of relevant matters that need to be addressed and satisfied it is our submission that the appropriate requirements are set out below and as necessary with further comments addressing policy expectations.

(a) The proposal is well screened and well orientated in its potential position to ensure that all neighbours are satisfied through this development and there will be no harm arising.

(b) The site has never flooded and indeed from my client's occupation of the site from the mid 1990s he has experienced no knowledge of any flooding problems locally. It is also worth stating that the site is well removed from existing refuse sites, industrial sites or similar and that the layout in this respect is wholly compliant with the policy expectations.

(c) The site has excellent location to the highway network and local facilities can be easily reached within the area and these have all been previously address on earlier applications.

(d) No impact arising from this proposal on any nature conservation site or any other designated area within the locality.

(e) This is a long-standing traveller site with full facilities available for the storage, maintenance/repair etc of all show equipment (with historic rides).

(f) All areas are properly contained within a treed setting and this not only insures that the site is in itself well screened but it relates to all of the activities on this site as being well screened from any neighbouring use or activity.

(g) The site is already provided with full landscaping but a new hedge is to be provided to the front of the site adjoining the existing grassed area where some trees need to be felled and replaced.

(h) As I have already explained within the site itself there is provision from the Klargest unit and the soak aways within the site for surface water discharge to ensure that these facilities are available and can serve this new unit. The provision of surface water is available within the whole of the site both to the mobile unit and to the equipment area.

(i) The site is well away from buildings of historic importance and there will be no impact at all from this development on any heritage asset within the locality.

4.4 In respect of this proposal, policies four and five are not considered relevant to the nature of the scheme now before the Council.

4.5 In assessing the needs and planning merits of this site my clients have had regard to the advice given within the ADLP. More importantly this site has a long-standing lawful use as a travellers yard and a family home and my client now wishes to provide a third additional unit to accommodate travelling show people to this site in connection with the continuing enlargement of his business. This is both with regard to activities offsite when travelling and also in respect of future restoration, repair and maintenance etc of the equipment and plant that my client has available within the site.

5. PLANNING MERITS.

5.1 The ADLP now contains specific policies relating to the provision of development for travelling show people, policy HSP5. The policies are set out within the Plan and it is also the requirement of the existing showmen's Guild of Great Britain that all of the occupants of the site shall be members of the Guild. Details of this have been previously submitted to you by my client and confirm his involvement as a Guild member. In looking at policy HSP5 my clients have demonstrated that they are fully compliant with this policy and have gone through each of the individual criteria within the policy and addressing the expectations as arising.

5.2 It is worth stressing that the additional mobile home will have no impact at all on local residents around the site or on any other activity adjoining or in any way located to the site at all. The third mobile home itself will have no impact at all anywhere within the wider locality. This is obviously the case as is confirmed by the lack of any complaints at all from any of the neighbours to this site notwithstanding the original letter of objection to development when first submitted in 1999. Access to the site was resolved through my original dealings with the Highways Agency on the second application (2013 and his son grew up attending local schools previously and so my clients are well aware of the association to existing facilities within the wider area all of which can be reached directly from this site.

5.3 In respect to the provision of foul and surface water drainage and also the provision of a direct water supply as stated above these are fully available within the site. Full details of these were submitted with the second application in 2013, AL/50/13. In addition to this a second statement was also submitted addressing the requirements of foul and surface water discharge from the two existing caravans within the site. Clearly my client will continue to monitor the use of the Klargest plant and will ensure that this is emptied before and after the winter season when the site is more likely to be fully occupied generating greater use of the Klargest plant. In respect of access to the unit these all remain as existing but new pipes will connect direct from unit three to the foul drainage system. We maintain that because of the rising ground from south to north drainage will continue to flow down the pipe of between gradients of 1:40 and 1:60 thereby allowing sufficient discharge from unit three to the existing foul drainage network. With regard to surface water discharge this will be to a new soak away, again, which will be located to the west of the proposed unit and will serve gutters from both sides of the mobile home. The new soak away provided to accept the surface water drainage will be at a minimum of 1.2 metres cubed below invert level albeit I would point out that this discharges to a gravel sub-surface below 300m deep which will ensure that there is an immediate discharge from the soakaway to the wider area at all times.

- 5.4 My client's expectations to continue to grow at this site with numerous rides now provided all of which have to be fully maintained, cherished and made available to suit market demands throughout the year. On this site the expectation has now grown to require a further mobile home to in effect meet that demand. The site is wholly appropriate in that all essential amenities are met or otherwise addressed and there is an overriding need to ensure that the increased expectations which have to be met on this site can be addressed and that accordingly my clients can provide expert facilities with travelling showmen servicing many of the facilities now provided in the south of England. It is important that this one additional home to serve my client's expectations should be granted, however, my client believes at the same time there should be no further need to expand upon these facilities at all into the future. His reasoning is that the level of the storage of equipment, space within the site and for maintenance and repair of showground rides is now at a stage where there is not an expectation that further new large rides could be accommodated within this site and as a consequence there is limited expectation on my client's part in seeking any additional facilities.
- 5.5 Having therefore addressed relevant policies which are all supportive of this application my client now seeks permission for this third additional mobile home. As I have said to my knowledge there has been no objection or complaint raised regarding the ability of this site to serve and function and to provide full facilities to endorse my client's activities. In summary therefore this would appear to be a wholly appropriate site and that provision to allow an additional mobile home which does not offend any of the listed policies contained within the extant local plan should now be granted for this development.

6. CONCLUSIONS.

- 6.1 In assessing the impact of this development I have sought to consider and assess the impact of this development having regard to both extant planning policies as contained within the Development Plan. I have carefully gone through the policy guidance and have assessed all relevant matters as applying to this development and the potential limited expansion of the existing facilities permitted at this site. There is no reason in the context of these matters to suggest that there would be any reason to object to the introduction of one additional mobile home at this site. Of all the safeguards available they all appear to point in favour of the development. In addition to this I would also highlight the guidance given by the Showmen's Guild who positively seek to encourage the introduction of small privately owned sites where individuals can maintain and function in building up and expanding on their own facilities and activities based upon an overall commitment being members of the Showmen's Guild.
- 6.2 Quite clearly this proposal meets all of the Development Plan policies. Having regard therefore to the advice contained within the Plan there are no reasons at all to withhold planning permission in this instance for the introduction of a third mobile home. Accordingly I would now ask Officers to look positively at this application and ask them to recommend that planning permission should now be granted to vary condition 4 on AL/50/13 to allow a third unit on site.

R.L.STUBBS MRTPI.

AUGUST 2018.