

Davina Bowley

From: Simon Davis
Sent: 06 January 2020 15:02
To: Planning Scanning
Subject: FW: Applications to remove planning conditions on Aldingbourne Park and Beechfield Park AL/84/19/PL and AL/91/19/PL

Application Correspondence "Response to EH by Agent"

Upload to both refs

From: John Preston [REDACTED]
Sent: 31 December 2019 09:33
To: Kate Giddings <kate.giddings@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>; Nat Slade <Nat.Slade@arun.gov.uk>
Subject: RE: Applications to remove planning conditions on Aldingbourne Park and Beechfield Park

Good day.

I have hesitated in formulating a reply.

It is submitted that the spacing and layout requirements in model standards for caravan sites secure a number of attributes.

By requiring a 6 m distance between each caravan, that secures sufficient privacy/amenity for the occupiers and secures a separation distance to limit the spread of fire. Those can also be described as requirements that limit or avoid overcrowding in the context of such sites; in particular being a low rise form of development. So too do the model set back distances from internal roads and other boundaries.

Furthermore the 6 m space allows for gardens, steps up to the unit, a path and parking. Often that space will also allow for individual occupiers of the units to have items such as porches to be added to the unit, or allows for items such as sheds; These two sites display such characteristics now.

Such licence conditions and their inherent limitations would continue in being, and it is a duplication of control to have them as planning conditions as well, or to have some proxy for them as a planning condition or site licence condition, by reference to numbers.

The Land Tribunal decision that we drew attention to recognised that situation, as did the Council's decision on Marigolds Park.

There appear to be no health and safety reasons why a numbers condition is required on the site licence in either of these parks.

Accordingly I am disappointed that you have not been able to recognise this in your response to the consultation on removing planning conditions.

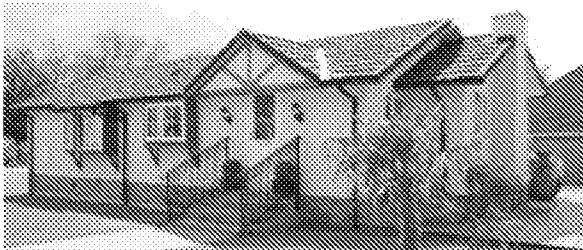
Kind regards

John Preston.

Head Office Tel: [REDACTED]
Holiday Enquiries Tel: [REDACTED]
Head Office Fax: [REDACTED]

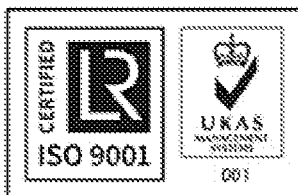
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