

Subject: Evidence for abandonment of touring field
From: [REDACTED]
Date: 05/05/2017 11:03
To: [REDACTED]

Morning Oliver,

I dropped through your door last night a couple of documents which may prove helpful. I have also attached copies to this email.

We have been assessed as a caravan park for many years for the 'stars' scheme, originally run by the English Tourist Board, now administered by Visit England. The 1999 report grades Copthorne as a 3 star 'Holiday & Touring Park'. In the additional comments box, the assessor notes that the 'touring caravan facilities are affecting the overall grading'. This refers to the touring field, granted permission under AW/103/92. The following year, 2000, Copthorne was graded as a 4 Star Park, and the assessor notes in the additional comments that "Park has stopped taking tourers and this has been of great benefit and helped to improve the overall quality..." In addition, the front page of the year 2000 report shows in the 'units & pitches' section that the touring pitches have been crossed out, whereas in the 1999 report 4 touring pitches were recorded.

I'll leave you to look at those in detail, but that shows the clear cut-off point where the touring field was abandoned, due to the reasons I originally outlined to you: i.e. the touring aspect of the Park was bringing the rest of it down. If the planning solicitor/case officer wanted some evidence of abandonment these documents make it very clear exactly when hiring out touring pitches ceased.

Kind Regards
Richard Leney

Partner
Copthorne Caravans
[REDACTED]

— Attachments: —

1999 TSE.pdf	1.6 MB
2000 TSE.pdf	1.4 MB



BRITISH GRADED HOLIDAY PARKS SCHEME

VISIT REPORT

Establishment	COPTHORNE CARAVANS	Date visited	
Reference ID	NP 12 70/99E		
Place name	Bognor Regis		
County	West Sussex	ACC	
DOE	4008	1998	0 00
DOE name	BRUH		
Reported date	18/06/99	151.57	
Reported date	18/06/99	NP000721	
Last training visit	IN		
Last non-training visit			
Previous rating			
Current rating			

ESTABLISHMENT

Place name	Copthorne Caravans
Full postal address	Rose Green Road Bognor Regis West Sussex
Post code	PO21 3EP

Telephone Exchange	STD area (01243)	Number	252408
Telex Exchange	STD area (01243)	Number	252408

Consist of Mr & Mrs T Loney

UNITS AND PITCHES

Number of touring pitches	4	Fire lighting equipment used	N/A	YES	NO
Number of pitches	4	By pitch displayed	✓		
Available for	Caravan	Plans displayed	✓		
	Tents			YES	NO
Number of caravan holiday homes FOR HIRE	10	Park licence used	YES	✓	
Number of chalets FOR HIRE	1	Purple lady policy number			
Number of units on park NOT for hire	00				
TOTAL NUMBER OF UNITS AND PITCHES	35				

MONTHS OPEN

Jan	N	Feb	N	Mar	N	Apr	Y	May	Y	Jun	Y	Jul	Y	Aug	Y	Sep	Y	Oct	Y	Nov	N	Dec	N
Establishment open for Christmas																							
Name of insurance company																							
ROSE AWARD																							
Recommended for Rose Award																							

Revising Park Grade	3 Star	Revising	
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Provisional Grade

3 Star Holiday & Touring Park

Visit by	Tony Loney	Report by	L.A. LONEY
Visit by	PARTNER	Date	24 June 99

British Graded Holiday Parks Scheme ASSESSMENT FORM

3 Star	91-100%	EX	10 (200)	Page
4 Star	81-90%	VG	9 (180)	
5 Star	71-80%	C	7 (140)	
2 Star	61-70%	A2	5 (100)	
1 Star	51-60%	A1	3 (60)	
NO	0-50%	Poor	0	

Park name COPTHORNE CARAVANS	Assessor G. B. WELLS	Total Holiday Caravans 90
Address ROSE GROWN ROAD BOONOR HEGGS WEST SUSSEX	Date 29 June 79	Total Holiday Caravans for hire 10
	Owner NP-11-20299E	Total Touring M/Vs 4
	Tel no. [REDACTED]	Total Tents 1
Manager/Contact MR/MRS T LENEY	Hire Car's min stands checked Y/N Y	Total Chaises for hire 1

PRELIMINARY GRADING MAX ACT %		GRADING SUMMARY		CHECKLIST FOR 3 STAR QUALIFIERS	
Reception	60 48 80	MAX POSSIBLE MARKS	410	Preliminary Grade	✓
Shops		ACTUAL MARKS		Reception	✓
Clubs etc		% OF TOTAL		Shops	
Laundrette(s)		PROVISIONAL GRADE & DESIGNATOR	75	Clubs etc	
Toilet & Washing Facilities	90 97 63			Laundrette(s)	
Recreation	50 40 80			Toilet & Washing Facilities	✓
Park Facilities	70 50 71			Recreation	✓
Touring Facilities	40 17 43			Park Facilities	✓
Holiday Home Facilities	50 26 87			Touring Facilities	✓
Atmosphere & Ambience	90 70 78			Holiday Home Facilities	✓
TOTAL	410 358 75			Atmosphere & Ambience	✓

AWARD	Number for hire	Number inspected	Number meeting criteria	% of number for hire	AWARD RECOMMENDED
CARAVANS					Yes/No

RECEPTION		MAX ACT NOTES	
1. Cleanliness	20 16	An older style van has been converted for this purpose. Situated close to entrance it is well passed with easy sorting provision. Friendly personal service with attractive brochure.	
2. Interior Layout/size	10 7		
3. Décor & Maintenance	10 7		
4. Welcome/efficiency of service	10 8		
5. Brochure content/accuracy	10 10		
80 % G	TOTAL 60 48		
SHOPS			
6. Cleanliness	20	/	
7. Interior Layout	10		
8. Décor & Maintenance	10		
% G	TOTAL		
CLUBS			
9. Cleanliness	20	/	
10. Interior Layout & Maintenance	10		
11. Décor	10		
% G	TOTAL		
LAUNDRETTE			
12. Cleanliness	20	/	
13. Interior Layout & Maintenance	10		
14. Range of equipment	10		
15. Quality & Maintenance of equipment	10		
% G	TOTAL		
TOILET AND WASHING FACILITIES			
16. Cleanliness	20 14	Older style buildings with a limited range of facilities, but generally well maintained. View has recently been removed from G.W.C.	
17. Range of facilities including Heating & Baby changing	10 3		
18. Interior Layout of Facilities	10 5		
19. Décor & Maintenance	10 5		
20. Range of Fixtures & Fittings	10 7		
21. Quality & Maintenance of Facilities, Fixtures and Fittings	10 5	Sawing facilities are good. Arranged in separate block and of limited size.	
22. Range of Shower Facilities	10 8		
23. Ratio T&S to Pitches	10 10		
63 % C A2	TOTAL 90 57	Ratio of facilities to pitches is well above modern standard.	

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British Graded Holiday Parks Scheme ASSESSMENT FORM

Page 2

Park name **COPTONWOOD CARAVANS**

RECREATION/SPORT/LEISURE FACILITIES MAX ACT NOTES

24 Cleanliness	20	16	CLOTH WORK PRESENTED CONSIDERABLE PLAY AREA, WITH ALL EQUIPMENT WELL MAINTAINED. SEATING IS RECOMMENDED FOR PARENTS, AS ADVISED. NOTE: INDOOR GAMES ROOM UNDER CONSTRUCTION.
25 Layout	10	8	
26 Quality & Maintenance of Facility	10	8	
27 Quality & Maintenance of Equipment	10	8	
80 % G	TOTAL	50 40	

PARK FACILITIES

28 Range and quality of Lighting	10	8	V.G. IN MOST AREAS OF THE PARK. GOOD. MIDWINTER ATTENDANCE, NEED ATTENTION AND MORE DETAILS SATISFACTORY, SCREENING WOULD BE OF BENEFIT, EXCELLENT IN THE AREAS. REQUIRES ATTENTION, AND OTHERWISE PROUD NO'S
29 Range and quality of Signs etc	10	7	
30 Quality of Picnics	10	7	
31 Refuse disposal Facilities	10	5	
32 Road Surfaces	10	10	V.G. IN REPAIRS. OUT OF HOURS?
33 Public Telephones	10	5	
34 Quality of Equipment for Hire	10	5	
35 Range & display of Tourist Information	10	8	
36 Picnic tables and/or Barbecue facilities	10	10	
37 Public Toilets	10	10	
71 % G	TOTAL	70 50	

TOURING FACILITIES

38 Water & Drainage points	10	3	REQUIRE UP GRADING & DRINKING WATER SIGNS V.G.
39 Quality of electric hook-ups	10	8	
40 Motor service point facilities	10	10	
41 Chemical disposal & MWDOP	10	3	
42 Washing up sinks for pots & pans	10	3	BASIC FACILITY. REQUIRES UPGRADING BASIC FACILITY. REQUIRES UPGRADING.
43 % G	TOTAL	40 17	

CARAVAN HOLIDAY HOMES FACILITIES

43 Pitching & Service Connections	10	8	ALL TO A VERY HIGH STANDARD
44 Steps, Balconies, Bays screening & Storage	10	8	
45 Exterior of Caravan Holiday Homes	10	10	
87 % G	TOTAL	30 26	

ATMOSPHERE AND AMBIENCE

46 Cleanliness of Park	20	20	EXCELLENT IN THE AREAS. GOOD - LARGE OPEN SPACES FOR PLAY AREAS. V.G. RECOMMENDED.
47 Layout of Park	10	7	
48 Landscaping	10	8	
49 Ground Maintenance	10	8	
50 Building style & Exterior Maintenance	10	5	SATISFACTORY ATTRACTIVE ENTRANCE GOOD GOOD
51 Initial impression of the Park	10	8	
52 Touring pitch Layout & Spacing	10	7	
53 Caravan Holiday Home pitch Layout & Spacing	10	7	

*NOTE: The Preliminary Grade is determined by the actual marks as a percentage of the maximum possible. The grade awarded cannot, however, be more than one grade above the lowest grade for any one section.

ADDITIONAL COMMENTS

Summary
SMALL, WELL ESTABLISHED FAMILY RUN PARK, CARAVAN HOLIDAY FOR STATIC VANS, WITH A TINY PROPORTION OF TOURERS. UNFORTUNATELY TOURING FACILITIES ARE AFFECTING THE OVERALL GRADING, AS DISCUSSED.

Assessor's Signature

Continuation sheet - Number

OPERATOR'S COPY 3.39

ARUN DISTRICT COUNCIL AW10617/01E



VISIT REPORT

[illegible]

ESTABLISHMENT

Typhoon Damage				Fox Exchange			
STP case	10-74-11	Number	2021-67	STP case	10-74-24	Number	2021-89

UNITS AND PITCHES

Number of existing branches		X	Fire lighting equipment present		
Number of major outlets for	Motorcycles	X	Bar prices displayed		
	Cashiers	X	Menu displayed		
	Tents	X			YES NO
Number of canopy, holiday homes, POD HIRE		X	Park lot or car		
Number of trailers used POD HIRE		X			
Number of units at park NOT TOLKIN		28 X	Responsibility policy number		
TOTAL NUMBER OF UNITS AND PITCHES		33 X			

MONITOR OF THE YEAR

Jan	Feb	Mar	Apr	May	Jun	Name of person(s) completing: <u>Woodward/Kennedy</u>
Jul	Aug	Sep	Oct	Nov	Dec	
Is assignment noted on: <u>Continued</u> Recommendations for Rose Award: <u>✓</u>						
ROSE AWARD						YES NO

Signature Page Check: 4 Steps Computer: How Day Paper:

Wm. L. Lacey

James D. Howell

Accession's name: G. B. Woods

Figure 1



Thy Honey

17. 2. 2016

5 Star	91-100%	EX	10 (23)	Page
4 Star	81-90%	VG	8 (18)	
3 Star	71-80%	C	7 (14)	
2 Star	61-70%	A2	5 (9)	
1 Star	51-60%	A1	3 (6)	
NG	0-50%	Poor	0	

PRELIMINARY GRADING MAX ACT		GRADING SUMMARY		NO A1 A2 C VG BA			
Recreation	60 50 83	MAX POSSIBLE MARKS	280	Recreation	✓	CHECKLIST FOR 5 STAR QUALIFIERS	
Streets		ACTUAL MARKS		Streets	✓		Lighting
Clubs etc				Clubs etc			Basic Provisions
Laundreties				Laundreties			availability of
Telers & Washing Facilities				Telers & Washing Facilities			parts of no star
Recreation	50 60 84	NOT TOTAL		Recreation	✓	water in street	
Park Facilities	70 60 86		83	Park Facilities	✓	24 hour access	
Touring Facilities				Touring Facilities	✓	to Telephone	
Holiday Home Facilities		PROVISIONAL GRADE & DESIGNATOR		Holiday Home Facilities		Heating in	
Atmosphere & Ampleach	100 83 83			Atmosphere & Ampleach	✓	Teller Blocks	
TOTAL	230 133 83		1.5 STAR			Ratio of House	
						and to phares	

CONFIRMATION OF THE ACTUAL GRADE WILL BE NOTIFIED IN WRITING					
AWARD	Number for sale	Number inspected	Number meeting criteria	% of Number for sale	AWARD RECOMMENDED
KARAVANS	10	3	3	33/3	Yes

ADDITIONAL COMMENTS/SUMMARY

- 1) From Mrs Scollon taking Tensions And this has Born of Great Brothers And has been to follow the Ancient Country on Africa
- 2) A Work Discovered by Sam Ratt. 1's
Tensions And the From Now
Antiquities for Ross Antiquities

References

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Cotnam House

REASONABLE/POSSIBLE FACILITIES MAY ACT STRENGTHS & WEAKNESSES

Children's play area for young children

Well equipped site with toilet

Close to beach & shops

Good view of the sea

Good view of the sea

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NOTE: The Graded Holiday Parks Scheme is a voluntary scheme and the grading is based on the information provided by the operator.

Reasonable in the facts

Very good, with some good spots

Good, modern & stylish modern

Very good, with some good spots

Very good, with some good spots

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