

Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex. BN17 5LF

Tel: (01903) 737755

Planning Service
Arun District Council

Via Email: planning.responses@arun.gov.uk

Fax: (01903) 723936
DX: 57406 Littlehampton
Minicom: (01903) 732765

web: www.arun.gov.uk/eh

email: colin.giddings@arun.gov.uk



Please ask for:
Colin Giddings
Environmental Health
Direct Line: (01903) 737586

Our Ref: C222191

19 January 2018

Dear Madam/Sir,

CONSULTATION UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 (as amended) & THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

App No: BE/135/17/PL
Proposal: Continuance of use without compliance with condition 4 imposed under BE/151/11/ relating to occupancy
Location: Shripney Garden Caravan Site, Shripney Lane, Bersted, PO22 9NS

I have had regard to the documents available on the planning website, to Arun District Council's relevant site licensing policies & procedures and the National Planning Policy Framework and Guidance, including relevant DCLG documents. Please have regard to the following:

Please note that the Council's Environmental Health service is also responsible for the licensing of caravan sites under the Caravan Sites and Control of Development Act 1960 (as amended), which regime has significant crossover with planning requirements.

The site licensing regime requires site operators to hold a site licence for the stationing of caravans and that appropriate planning permission exists in order for a site licence to be granted. Site licences may contain conditions which govern, among other things, the use to which a site is put. In this case the licence limits the whole of the Shripney Garden Caravan Park site (of which this application is part) to holiday use only (save for residential use by a site warden or owner / manager).

It is noted that the Planning Supporting Statement makes assumptions about sites where age restrictions apply to residents. Typical minimum ages around the country for such sites are more likely to be 55 years not 45 but in either case it does not follow that residents, especially those with local family ties, will not have responsibilities or duties regarding, for example school runs. Such duties are significantly less likely when a site is occupied by those on holiday.

There is insufficient detail provided for the assessment of mobile home provision. Without a detailed and approved scheme, including a site plan, specifications for pitch construction and size,

details of drainage, electricity supply, gas supply, water supply and other services, road construction and the provision of recreation space, I recommend refusal of the mobile homes option.

However, if the Council is minded to grant this application, please have regard to the following:

Reasons and Considerations

Mobile Homes - Successive governments have recognised the significant differences between residential use of mobile homes and non-residential use (e.g. holiday or touring caravans). The publication of different model standards for mobile homes according to their use, as well as the creation of prescribed rights and specific offences, has resulted in a much more robust arena for residential sites. It should therefore be recognised at the outset that removing a condition to allow for residential use is not a simple change of identity as might be inferred in the Planning Supporting Statement.

Nonetheless, there is no objection in principle to the provision of residential mobile home sites in the Council's district. Any application for permanent housing achieved through the provision of mobile homes will be judged on its own merit but, in this particular case, there is insufficient detail provided regarding residential use when compared to only holiday use.

Noise Pollution - Noise needs to be considered when new developments may create additional noise and when new developments would be sensitive to the prevailing acoustic environment.

Planning policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;

The principle considerations are:

- Whether or not a significant adverse effect is occurring or likely to occur;
- Whether or not an adverse effect is occurring or likely to occur;
- Whether or not a good standard of amenity can be achieved.

The National Planning Practice Guidance advises that noise needs to be considered when new developments may create additional noise. Having reviewed the development proposal, there is insufficient information to determine whether the above considerations will be necessary. Proposed and adjoining residential mobile homes will be noise sensitive as they will not afford the same protection against noise as traditional dwellings. It has also been determined that noise from construction, for example, the provision of pitches and services, is likely to cross the lowest observed adverse effect level above which the noise starts to cause small changes in behaviour and attitude. The noise is therefore likely to start to have an adverse effect and consideration needs to be given to mitigating and minimising those effects.

At the design stage, a robust assessment and determination of required measures should be undertaken and steps agreed with the Local Planning Authority prior to construction works being carried out and prior to the siting of residential mobile homes.

Lighting - Artificial light provides valuable benefits to society, including through extending opportunities for sport and recreation, and can be essential to a new development. Equally, artificial light is not always necessary, has the potential to become what is termed 'light pollution' or 'obtrusive light' and not all modern lighting is suitable in all locations. It can be a source of annoyance to people, harmful to wildlife, undermine enjoyment of the countryside or detract from

enjoyment of the night sky. For maximum benefit, the best use of artificial light is about getting the right light, in the right place and providing light at the right time.

By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

There is insufficient detail to determine the impact but the proposal has the potential to adversely affect the use or enjoyment of nearby buildings or open spaces

Air Quality – Action to manage and improve air quality is largely driven by EU legislation. The [2008 Ambient Air Quality Directive](#) sets legally binding limits for concentrations in outdoor air of major air pollutants that impact public health such as particulate matter (PM₁₀ and PM_{2.5}) and nitrogen dioxide (NO₂). As well as having direct adverse effects on human health, these pollutants can combine in the atmosphere to form ozone, a harmful air pollutant (and potent greenhouse gas) which can be transported great distances by weather systems.

The National Planning Policy Framework states (para35) that *‘Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to [...] incorporate facilities for charging plug-in and other ultra-low emission vehicles’*

Consideration should be given to development that:

- Significantly affects traffic in the immediate vicinity of the proposed development site or further afield. This could be by generating or increasing traffic congestion; significantly changing traffic volumes, vehicle speed or both; or significantly altering the traffic composition on local roads
- Exposes people to existing sources of air pollutants. This could be by building new homes, workplaces or other development in places with poor air quality.
- Gives rise to potentially unacceptable impact (such as dust) during construction for nearby sensitive locations.
- The National Planning Practice Guidance advises odour and dust can be a planning concern, for example, because of the effect on local amenity. Consideration shall be given to development that may potentially have an unacceptable impact (such as from dust) during construction for nearby sensitive locations. It is considered that the proposed development will potentially give rise to an unacceptable impact from dust during construction for nearby sensitive locations.
- The proposed development has the potential to significantly affect traffic in the immediate vicinity of the site.
- The proposed development will expose people in their homes to existing sources of air pollutants, as opposed to occasional exposure through holiday use.

If the decision is to allow the application, I recommend the following conditions:

Conditions

1. A noise impact assessment detailing the noise environment for the site and for intended residents shall be prepared. The assessment will report on the exposure to noise (daytime and night time) for residents of the dwellings proposed (mobile homes) and for the most noise-sensitive existing dwellings; which may be on the adjacent mobile home park. The assessment will identify and recommend appropriate noise mitigation measures where necessary.
2. (If required by the noise impact assessment findings) prior to the commencement of the development hereby approved, a scheme to demonstrate that the internal noise levels within the

residential units (mobile homes) will conform to the “indoor ambient noise levels for dwellings” guideline values specified within *BS 8233: 2014, Guidance on Sound Insulation and Noise Reduction for Buildings*, shall be submitted to and approved in writing by the Local Planning Authority. The scheme should take into account the correct number of air changes required for noise affected rooms. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

3. If the residential properties are to be completed and occupied prior to the development being finished, a scheme to protect those occupants from noise and vibration should be submitted.

4. No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:

- a. An indicative programme for carrying out of the works
- b. The arrangements for public consultation and liaison during the construction works
- c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
- d. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- e. the parking of vehicles of site operatives and visitors
- f. loading and unloading of plant and materials
- g. storage of plant and materials used in constructing the development
- h. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- i. wheel washing facilities
- j. measures to control the emission of dust and dirt during construction
- k. a scheme for recycling/disposing of waste resulting from demolition and construction works

5. No development shall commence until a detailed scheme of external lighting has been submitted to and approved in writing by the Local Planning Authority. The development should be carried out in strict accordance with the approved details. The scheme shall be maintained and shall not be altered without the prior written approval of the Local Planning Authority. The floodlighting shall be installed, maintained and operated in accordance with the approved details unless the local planning authority gives its written consent to the variation.

6. No development shall commence until a detailed residential scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme should include as a minimum: a site plan; specifications for pitch construction and size; details of drainage, electricity supply, gas supply, water supply and other services; specifications for road construction and details of the provision of recreation space. The development should be carried out in strict accordance with the approved details.
7. An electric vehicle charging point (EVCP) shall be installed at each residence (mobile homes) in the ratio of one EVCP per unit with dedicated parking. Electric vehicle charging points shall be installed in unallocated parking areas in the ratio of 1 EVCP per 10 spaces or part thereof.
8. Mobile Homes permitted under the approved scheme shall be occupied by only persons aged 55 years or over.

Yours sincerely

Colin Giddings
Senior Environmental Health Officer