

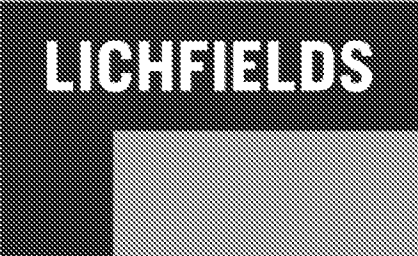
Church Farm Holiday Village Planning Statement

Application to Extend Occupancy Period

Bourne Leisure Ltd.

5 June 2017

LICHFIELDS



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1.0 Introduction

- 1.1 This Statement has been prepared by Lichfields to accompany an application for full planning permission for the following:

“The extension of the occupancy period at Church Farm Holiday Village by one month to allow occupation between 1 March to 30 November in any year; to supersede any other occupancy periods specified in previous planning permissions related to part or all of the application site.”

- 1.2 This application has been prepared and submitted on behalf of Bourne Leisure Ltd. Church Farm Holiday Village is operated by Haven Holidays as part of the Bourne Leisure Group. The application is accompanied by the following documents:

- 1 The completed application form;
- 2 Site Location Plan (ref. 3440-104), prepared by A&M Architectural Partnership;
- 3 Flood Risk Assessment (dated 9 May 2017), prepared by Alastair Tindle; and
- 4 Flood Evacuation Plan, dated November 2016.

Introduction to Bourne Leisure

- 1.3 Bourne Leisure is the largest owner/operator of holiday parks in the UK and operates more than 50 holiday sites. These sites comprise hotels and holiday resorts; family entertainment resorts; holiday villages; and holiday parks. They are managed by subsidiary companies which include Butlins, Warner, British Holidays and Haven.
- 1.4 The company employs some 5,200 full time staff and 10,300 seasonal/part time staff. The business now generates some £1 billion turnover, and has a leisure asset base of £1.4 billion. Nationally, Bourne Leisure’s parks attract over 4 million visitors per year. Bourne Leisure has over 40 years’ experience of the holiday industry and how to cater for the needs and expectations of holiday makers. As many of Bourne Leisure’s sites nationally are located in rural and/or coastal areas, the company also has significant experience of operating within and adjacent to such locations and takes the need for protection and enhancement fully into account – both in day to day operations and when drawing up development proposals for sites.
- 1.5 The Company’s holiday sites are all under continual review, to ensure that the facilities provided are adapted to respond to changes in the tourism market and local conditions.

2.0 The Application Site and Proposal

The Surrounding Area

- 2.1 Church Farm Holiday Village is located between Pagham Lagoon (to the south east) and Pagham Harbour (to the west) within the westernmost area of Arun District Council (ADC), West Sussex. The Park is approximately 8km to the south of Chichester City Centre and Pagham beach is 300m to the south west.
- 2.2 The Holiday Park is accessed from Church Lane/Pagham Road and benefits from a bus stop less than 100m to the north on Pagham Road/Sea Lane. The nearest train station is in Bognor Regis, approximately 5.5km to the north east. Pagham Harbour is a Nature Reserve, designated as a SSSI, SPA and Ramsar site; it is of recognised international and national importance for birds.

Church Farm Holiday Village (The Site)

- 2.3 Church Farm Holiday Village is a long-established and important contributor to the local tourism economy, providing a high quality tourist and leisure facility, as well as generating a significant number of local jobs. The Park extends to approximately 37ha and it is used primarily as a static caravan park for visitors.
- 2.4 To the west of the operational area of the park is a 9-hole golf course of circa. 3.7ha that forms part of the Holiday Park.
- 2.5 The Holiday Park, for the most part, occupies a peninsula formed by Pagham Lagoon and Pagham Harbour. The land is generally low-lying and flat and has a public footpath running around the periphery of static caravans to the east, south and west. The nearest residential dwellings are located on Church Lane and accessed off Martlet Way.
- 2.6 The application site comprises the 23ha operational area of Church Farm Holiday Village which currently has a total of 880 static caravan pitches. The application site also includes the 0.96Ha site on the eastern edge of the existing golf course where planning permission (ref. P/84/16/PL) was granted on 14 December 2016 for installation of 22 static caravan bases. The application site therefore measures approximately 24 ha and relates to the areas of the Park that are occupied by accommodation pitches.
- 2.7 Facilities within the operational area of the Park include:
- i Crazy Golf Course;
 - ii Indoor and Outdoor pools;
 - iii An entertainment complex providing restaurant, shop, bar and amusements; and
 - iv Multi-sports court and other sports and leisure activities.

Planning History

- 2.8 The Park has an extensive planning history and there are a number of historic planning permissions. The permissions relevant to occupancy periods at the Park are set out in the table at Appendix 1.
- 2.9 It is unclear based on the historic records available precisely what each historic application comprised and which were implemented at the Park. However, a review of the relevant planning history identifies that the earliest occupancy condition was set under planning application ref. P/36/49 'A' which granted permission in April 1950 for the use of the land as a camping and caravan site. This restricted occupancy of the site to between the 1 April and the 31 October

(inclusive) in any year (condition c). A copy of this planning permission is enclosed at Appendix 2.

- 2.10 Permission ref. P/36/49 'A' was renewed in January 1956 (ref. P/36/49 'D') and a similar occupancy period was applied to allow occupation between the 1st March and the 31st October (inclusive) only (condition 1). A copy of this permission is enclosed at Appendix 2. A number of subsequent planning permissions all have the same occupancy period restriction set out in a planning condition.
- 2.11 A subsequent outline planning permission (ref. P/32/63A) was granted on 12 November 1964. Condition 5 of this permission restricts occupation of the caravans on the site to between 1 March and 31 October in any year. A copy of this permission is enclosed at Appendix 2.
- 2.12 Planning application ref. P/76/92 sought to extend the lawful operating period at the Park by varying condition 5 attached to planning permission ref. P/32/63A to, *"allow occupation of recreational caravans from 1st March in any year to 14th January in the following year."* This application was refused on 2 December 1992 (Appendix 3) with the reason:
- "The proposal is unacceptable as the application site, by reason of its being low lying and located behind tidal/sea defences, is at risk of serious flooding during the proposed extended period of occupation."*
- 2.13 The decision was appealed (ref. APP/C3810/A/93/219759) and dismissed by the Inspector on 5 October 1993. The Secretary of State concluded that the risk to life from increasing exposure to tidal flooding outweighs other considerations and justifies refusing planning permission for the Proposals (see para. 5 of the appeal decision enclosed at Appendix 3).
- 2.14 More recently, this same occupancy condition was applied on 20 November 2001 to the permission, granted at appeal (ref. APP/C3810/A/01/1065797), for the use of a nine hole golf course by holidaymakers staying at the Park (condition 2). The last application for development of additional pitches at the Park (ref. P/84/16/PL) does not have a specific occupancy period restriction, instead conditions 13, 14 and 15 limit the occupation of the caravans for 'holiday purposes only' and state that they shall not be occupied as person's sole or main place of residence. Copies of these permissions are also enclosed at Appendix 2.
- 2.15 There is no further planning history relevant to the site in the context of this application for the proposed extension to occupancy periods.

The Application Proposal

- 2.16 In a competitive local tourism market, it is important for Church Farm Holiday Village to best meet the needs of its customers. In seeking to meet this need, and to remain competitive in terms of other tourist accommodation offers in the area, Bourne Leisure is seeking an extension of one month to the operating period at the Holiday Park. By way of an example of competition, White Horse Caravan Park operated by Bunn Leisure is located approximately 5 km to the south west of Church Farm Holiday Village. In April 2013 Chichester District Council granted permission for an extension of the operating period by 2 months to enable occupation from 1 March to 7 January each year (ref. SY/12/04510/FUL). Although for operational reasons Bourne Leisure is very clear that it does not wish to seek occupancy until 7 January each year, there is clear competition nearby and Bourne Leisure would like the ability to offer more to its guests.
- 2.17 This application for full planning permission seeks to extend the occupancy period at Church Farm Holiday Village so that the Park can be lawfully occupied between 1 March and 30 November in any year. Given the complex and historic nature of the planning history for the

Park, this application comprises a full planning application to ensure that the whole Park is governed by the proposed new occupancy period.

3.0 **Planning Policy and Guidance**

3.1 This section identifies key planning policy and guidance at a national and local level, relevant to the application site. Relevant planning policy is also dealt with in a number of the documents submitted to accompany the planning application.

3.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and para.150 of the National Planning Policy Framework (NPPF, 2012) state that planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy

3.3 The Government published the National Planning Policy Framework (NPPF) on 27 March 2012. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. In terms of decision-taking, the NPPF states (para. 14) that this means (unless material considerations indicate otherwise):

- a approving development proposals that accord with the development plan without delay; and
- b where the development plan is absent, silent or relevant policies are out of-date, granting permission unless:
- c 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; or
- d specific policies in the Framework indicate development should be restricted.

3.4 The NPPF outlines 12 core planning principles. These confirm that planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs (paragraph 17).

3.5 The NPPF goes on to state that to promote a strong rural economy, local and neighbourhood plans should:

“...support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres” (para. 28)

3.6 Local Planning Authorities should ensure that flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment (and subject to the sequential and exception tests as necessary), it can be demonstrated that development is appropriately flood resilient and resistant (para. 103).

Development Plan Policy

3.7 The adopted Arun Local Plan (2003) is the development plan for the purpose of deciding planning applications in the District. Statutory policies relevant to the determination of this application, include:

- i Policy DEV34 (Tourist Accommodation and Attractions) - the Policy permits the extension of existing or new tourist accommodation and/or tourist attractions in

the built up area (defined on the proposals map), provided that proposals are appropriate to the character of their location;

- ii Policy DEV35 (Tourism Development Requiring a Coastal Location) – the Policy allows for appropriate changes of use and small-scale extensions to existing facilities along the coast which do not detract from the character of their surroundings;
- iii Policy DEV40 (Caravan and Camping Sites and Flood Risk) – the Policy requires the Council to regard the advice of the Environment Agency when considering proposals for caravan or camping sites within areas identified as being at risk from tidal flooding. Occupation is prevented outside the period 1 March to 31 October and suitable permanent warning notices should be erected; and
- iv Policy GEN10 (Tidal Flooding and Coastal Defence) – the Policy disallows planning permission for development which would be at an unacceptable risk of tidal flooding and/or where proposals are detrimental to the integrity of tidal defences or the ability to maintain or improve them. The Policy allows planning permission within the built up area where the Council is satisfied that appropriate flood and coastal defence and mitigation measures have been provided. This is so that the development would not itself be at unacceptable risk nor pose an unacceptable risk to existing development in the area.

- 3.8 As identified on the Proposals Map, the wider surrounding area to the south and west, excluding the Park, is subject to both national and international environmental protection designations (SSSI, RAMSAR, SPA Local Nature Reserve). Insofar as they are considered relevant to this application, Local Plan Policies AREA13 (Sites of International Importance for Nature Conservation), AREA14 (Sites of National Importance for Nature Conservation) and AREA15 (Sites of Local Importance for Nature Conservation) apply.

Emerging Local Plan Policy

- 3.9 Given that the Arun Local Plan was adopted in 2003, where policies are inconsistent with the NPPF, the NPPF takes precedence. Following the approval by Full Council on 27 March 2017, the Council consulted on the Proposed Main Modifications to the Arun Local Plan (2011 to 2031) until 30 May 2017. The Proposed Modifications document (March 2017), therefore, provides a good ‘indication of travel’ of the Council’s emerging planning policy.
- 3.10 Recognising that the current Local Plan is out of date and that some of the policies are inconsistent with the NPPF, many of the emerging new Local Plan Policies have been redrafted, including those relating to holiday parks and flood risk. The emerging draft Local Plan policies relevant to this application are:
- i Policy TOU SP1 (Sustainable Tourism and the visitor economy) - the Policy seeks to protect the features that make the District attractive to visitors. Proposals for ‘visitor related development’ should be determined by Arun’s capacity to absorb such growth;
 - ii Policy TOU DM1 (Tourism Related Development) – the Policy requires all proposals for development, including expansion of existing sites, to demonstrate they are in accessible locations;
 - iii Policy W DM2 (Flood Risk) – the Policy permits development in areas at risk from flooding, but only where certain criteria are satisfied. The criteria include: a Site Specific Flood Risk Assessment which demonstrates that the development will be

safe; that the scheme identifies adaption and mitigation measures; and appropriate flood warning and evacuation plans are in place; and

- iv Policy ENV DM2 (Pagham Harbour) – the Policy permits development less than 400m from the boundary of Pagham Harbour where the developer is able to demonstrate there will be no detrimental effects on Pagham Harbour.

Other Policy and Guidance

Pagham Neighbourhood Plan

- 3.11 The Holiday Park is located within the designated Pagham Neighbourhood Area which is currently preparing a Neighbourhood Plan. The submission version of the Plan was published in September 2015. Policy 8 (Tourism Development) is relevant to the determination of this application, the Policy states:

“The Neighbourhood Plan will strongly support proposals to broaden the range of attractions for visitors and residents. Initiatives seeking to increase the number and range of holiday accommodations available across the parish will be encouraged.”

- 3.12 The supporting text to Policy 8 identifies tourism as a ‘*mainstay of the Pagham Economy*’ (para. 4.21) and specifically refers to Church Farm Holiday Village. The supporting text identifies the Park to contribute a £2.4 million per annum toward the local economy and, therefore, identifies that the Policy, “...*supports proposals to extend the range of tourism facilities in the parish, including the protection and enhancement of existing facilities.*”

Arun Economic Strategy

- 3.13 The Arun Economic Strategy 2009-2026 identifies tourism, and specifically Hotels & Catering, to be ‘*a substantial part of the local economy*’ (page 21). Tourism is one of the District’s key employment sectors (page 18). The Strategy specifically states:

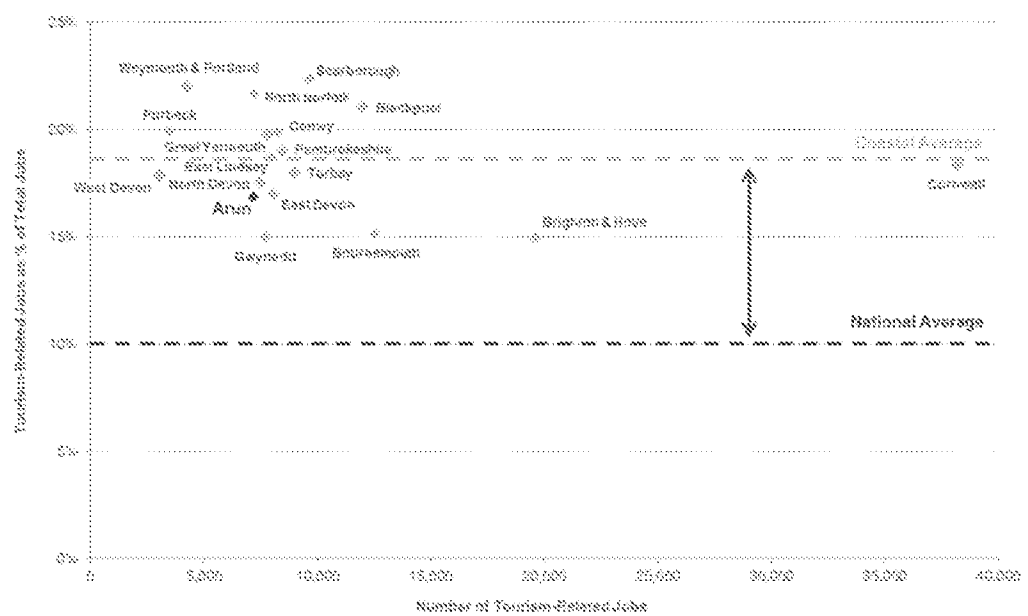
“...there is a need to improve the quality of the visitor experience and to increase the value of visitors to the local economy, by encouraging them to stay longer and spend more locally... There is also a need to position and market Arun’s distinctive tourism offer in the wider context of tourism across Coastal West Sussex as a whole” (Page 22).

4.0 Planning Assessment

Principle of Proposal

- 4.1 The principle of the proposal to extend the occupancy period at the existing established Holiday Park is supported in both national and local planning policy. Extending the occupancy period by one month will benefit the business by enabling the Park to better compete with other Holiday Parks in the local area. It will extend employment and leisure opportunities at the Park as well as the accommodation offer for guests into the Winter Season. Therefore, it will improve the offer of the Park within Arun and support a sustainable rural tourism and leisure development in the district in accordance with paragraph 28 of the NPPF and emerging Local Plan Policy TOU SP1 as well as the draft Neighbourhood Plan. The emerging Local Plan specifically identifies that within Arun sustainable tourism growth means growth which, amongst other aims, extends the visitor season.
- 4.2 The proposal to extend the occupancy period by a limited amount of one month is not considered to change the character of the Park and therefore, there will be no impact on the surroundings in accordance with adopted Local Plan Policies DEV34 and DEV35.
- 4.3 In line with Policy 7 of the Pagham Neighbourhood Plan, the proposal will broaden the offer of the Park so that it is more attractive for visitors. The Neighbourhood Plan also encourages 'initiatives' seeking to increase the number and range of holiday accommodations available. Whilst the application proposal will not physically increase the accommodation offer at the Park, it will extend the holiday season by a modest amount to ensure that the Park is operating on a similar level to the local competition. The Park is an established, successful business and the proposal will improve the Park's offer for guests in accordance with emerging Local Plan Policy TOU DM1.
- 4.4 Policy TOU SP1 of the emerging Arun Local Plan specifically identifies that sustainable tourism growth for Arun, "...requires the protection of features that make the District attractive to visitors". The policy states proposals for visitor related development will be determined by Arun's capacity to absorb such growth, this includes tourism growth which:
- i *"Encourages long-term visitor interest / activity;*
 - ii *Ensures a viable visitor economy;*
 - iii *Provides benefit to local people;*
 - iv *Extends the visitor season; and*
 - v *Protects and enhances the natural and built environment of Arun."*
- 4.5 The site is well-connected by road and public transport with bus stops outside the main entrance to the site. The existing on-site- visitor facilities, which include convenience shops, wash facilities and restaurants, will continue to provide for visitors during the additional month of operation. Bourne Leisure's hotels, resorts, villages and parks are all under continual review, to ensure that the facilities provided are adapted to respond to changes in the tourism market. The standard of caravan accommodation has improved dramatically since Church Farm first began offering holiday accommodation to visitors; such accommodation is suitable for extended occupation, in particular into November. The park will be closed to guests during the winter months (December – February)
- 4.6 In addition, local businesses in the neighbouring towns of Bognor Regis and Selsey will continue to cater for and benefit from the additional tourist trade generated by the Park's extra month of operation.

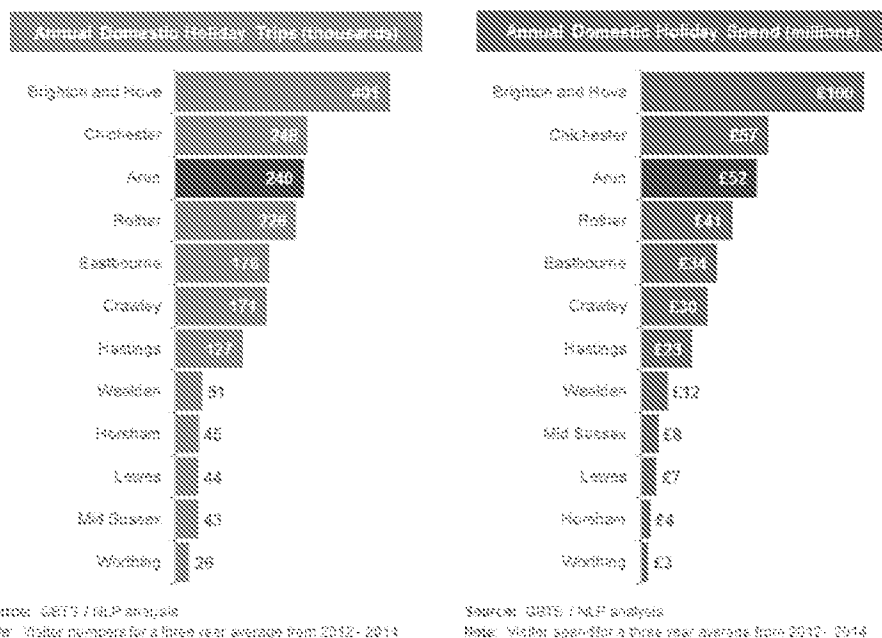
Figure 4.2: Coastal resort locations like Arun have a significantly higher % of tourism employment than the national average



4.10

Arun ranks amongst the top 50 local authorities in the country in terms of overall domestic holiday trips and expenditure, attracting 240,000 trips and £52 million in holiday spend (per annum average 2012-14) (see Figure 4.3). It ranks 3rd in terms of local authorities in Sussex for both of these measures.

Figure 4.3 Arun ranks highly in terms of overall visitor numbers and spend.



4.11

Nevertheless, growth in domestic holiday trips to Arun has been more moderate compared to other local authorities in Sussex (see Figure 4.4).

Figure 4.4 Arun falls short when it comes to achieving visitor growth

Ranking for Annual Domestic Holiday Trips (2006 - 2014)			Ranking for Average Annual Growth in Domestic Holiday Trips (2006 - 2014)			Ranking for Total Growth in Domestic Holiday Trips (2006 - 2014)		
1	Brighton and Hove	401	1	Worthing	10.4%	1	Rother	32.2%
2	Chichester	248	2	Rother	5.2%	2	Lewes	15.8%
3	Arun	210	3	Lewes	4.2%	3	Brighton and Hove	5.0%
4	Rother	225	4	Brighton and Hove	1.6%	4	Mid Sussex	4.9%
5	Eastbourne	178	5	Mid Sussex	1.2%	5	Arun	-3.2%
6	Crawley	171	6	Arun	0.7%	6	Eastbourne	-1.8%
7	Hastings	127	7	Eastbourne	0.0%	7	Chichester	-5.7%
8	Wealden	91	8	Chichester	-0.9%	8	Crawley	-19.5%
9	Horsham	45	9	Crawley	-1.6%	9	Worthing	-13.3%
10	Lewes	44	10	Horsham	-3.8%	10	Horsham	-22.4%
11	Mid Sussex	43	11	Wealden	-5.4%	11	Wealden	-31.1%
12	Worthing	26	12	Hastings	-6.0%	12	Hastings	-36.9%

Source: 2015 PSL analysis

- 4.12 Church Farm Holiday Village contributes significantly to the tourism economy of Arun by providing a significant number of jobs during the peak season. The proposal to extend occupancy period at the Park will increase the number visitors to the local area and associated employment opportunities in any year. The proposal will therefore contribute towards ensuring that Arun remains attractive to visitors. The proposed extension is also important to ensure that the Park can lawfully operate during October half term, which is 2013 and 2014 ran until 1 November in Arun.
- 4.13 The Holiday Village provides employment opportunities for local people in its rural location and attracts tourists to the area who spend money in the immediate locality and beyond. This aligns with the interests of the Economic Strategy for Arun 2009 – 2026 as identified in section 3.0 and with paragraph 3.49 of the emerging Local Plan which states: *“Arun needs to respond to changing visitor demands and look to increase visitor spending”*
- 4.14 An extended operating period at Church Farm will increase local employment opportunities. The on-site facilities and assistance requirements will need increased staffing levels to cater for more tourism activity during November. There will also be a positive indirect impact on the wider local economy, as increased numbers of winter tourist visitors will result in increased locally-arising expenditure.
- 4.15 The Government is committed through the NPPF to ensuring that the planning system does everything it can to support economic growth. Two of the core planning principles in the NPPF are satisfied by the proposal in terms of encouraging economic growth and providing employment.

Flood Risk, Warning & Evacuation

- 4.16 EA flood mapping indicates that the application site is primarily located within Flood Zone 3 but with some areas to the north located within Flood Zones 2 and 1. A flood map extract is provided in Figure 4.5 below. There are a number of flood defences around the boundary of Pagham Harbour which are shown in Orange.

Figure 4.5 Flood Mapping Extract, Source: <https://flood-map-for-planning.service.gov.uk/>

- 4.17 The nearby flood defences were upgraded in 2014 and 2015 as part of the ‘Pagham Harbour Inland Banks Flood Alleviation Scheme’ that was developed through a partnership agreement and investment between Bourne Leisure and the EA. The project was designed to a crest height of 4.1 m AOD. This achieves defence against flood risk levels of greater than 1 in 200 (0.5%) annual probability of flooding from the sea in any one year for the Holiday Park and areas of Pagham Village (Flood Zone 3). Correspondence from the EA (including maps and data) appended to the FRA submitted with this application confirms that the publically available flood mapping (shown above) has not yet been updated to reflect the flood defence works. In particular, the document titled ‘Church Farm Pagham PO21 4NR Modelled Flood Outlines (Defended Tidal)’ shows that the site only becomes at risk of flooding during a 0.5% event in 2115 and not before, nor for any more frequent flood events. The EA has, therefore, confirmed that following completion of the flood defence works, the Park has a low risk of flooding.
- 4.18 Adopted Local Plan Policy DEV40 considers the development of caravan sites that are located within flood risk areas. The policy states:
- “The Local Planning Authority will have regard to the advice of the Environment Agency when considering proposals for caravan or camping sites within areas identified as being at risk from tidal flooding. When planning permission is granted conditions will be imposed to prevent occupation outside the period 1st March to 31st October and to ensure the erection of suitable permanent warning notices.”*
- 4.19 As set out above and in the accompanying FRA, the Park now has a low risk of flooding and correspondence with the EA has confirmed that the flood mapping showing the residual risk, following completion of the flood defence works, is sufficient evidence to accompany this planning application. On this basis, Policy DEV40 is not applicable to this proposal as there is a low risk from tidal flooding.
- 4.20 Local Plan Policy GEN 10 considers ‘Tidal Flooding and Coastal Defence’. As above, due to the new low level of flood risk at the Park which has been confirmed by the EA, the policy is not applicable to the proposal as the level of flood risk is not considered ‘unacceptable’.

- 4.21 Emerging Local Plan Policy WDM2 (Flood Risk) has been developed to accord with the NPPF. A Flood Risk Assessment (FRA) has been prepared to accompany this planning application which concludes that the crest height of the embankment has been set at a 1 in 200 year standard (0.5% chance of flooding in any given year). The FRA has been undertaken in accordance with the NPPF and identifies that the current flood risk situation at the site is low.
- 4.22 This proposal, therefore, meets the relevant criteria set out in Policy WDM2 which must be satisfied for development to be permitted.

Flood Warning & Evacuation

- 4.23 As many of Bourne Leisure's sites nationally are located in rural and/or coastal areas, the company has significant experience of operating within and adjacent to such locations where there is flood risk. It takes the need for protection and enhancement fully into account – both in day to day operations and when drawing up development proposals for sites. It takes this matter seriously and, as the Council will be aware has worked closely with the Environment Agency and others in the design and funding of flood protection measures at Pagham, that have wider benefits.
- 4.24 A Flood Evacuation Plan (FEP) was recently prepared and approved by the Council as part of permission for 22 additional pitches at the Park (ref. P/84/16/PL). As this comprises an up to date FEP for the Park it has been submitted to accompany this application. The FEP identifies the roles and responsibilities of team members and bodies, explains the actions to be taken before, during and after a flood as well as providing contact details. A site Evacuation Route map and poster are appended to the document.
- 4.25 The mitigation measures proposed in the FEP show that flood risk at the site can be effectively managed, the occupants of the site will be safe and therefore the consequences of flooding (including extreme events and with the effects of climate change) are acceptable. The FEP therefore meets criteria 'c' and 'd' of draft emerging Local Plan Policy WDM2 .

Other Planning Considerations

Nature Conservation

- 4.26 The wider surrounding area to the south and west, excluding the Park, is subject to both national and international environmental protection designations (SSSI, RAMSAR, SPA Local Nature Reserve). There are no policies which restrict the extension of occupancy timescales in proximity to such designated areas in adopted or emerging local policy.
- 4.27 Adopted Policies AREA14 (Sites of National Importance for Nature Conservation) and AREA15 (Sites of Local Importance for Nature Conservation) subject proposals for development in or likely to affect such areas to special scrutiny. However, the proposal does not seek permission for any physical development but seeks a relatively minimal extension to occupancy period of an existing Park. The application site also excludes the golf course and land adjoining this which abuts the designated areas. Therefore, we do not consider that the proposals give rise to any significant or adverse concerns in terms of nature conservation.

5.0 Conclusions

- 5.1 This application proposes a one month extension (up to 30 November) to the existing operating period at Church Farm Holiday Village.
- 5.2 The Park is an important and successful tourist attraction and accommodation site within Arun and requires continual investment to maintain its attractiveness to holiday makers and to ensure its on-going and significant economic role in the local area.
- 5.3 The principle of the proposal to extend the occupancy period at the existing established Holiday Park is supported in both national and local planning policy. Extending the occupancy period by one month will benefit the business by enabling the Park to better compete with other Holiday Parks in the local area. It will extend employment and leisure opportunities at the Park as well as the accommodation offer for guests into the Winter Season.
- 5.4 The principle of the proposal is also acceptable, given that the Holiday Park has appropriate infrastructure and services for a longer period of occupation; the existing holiday accommodation and the majority of privately owned touring caravans are of a suitably high standard for extended use.
- 5.5 This Statement has identified that a previous application to extend occupancy period at the site was refused. However, the Statement has also identified that flood defences near the site have since been upgraded as part of the 'Pagham Harbour Inland Banks Flood Alleviation Scheme' (developed in a partnership between Bourne Leisure and the EA). The accompanying FRA confirms that, as a result, the Park now has a low risk of flooding. Correspondence with the EA has confirmed that the flood mapping which shows the residual risk, following completion of the flood defence works, is sufficient evidence to accompany this planning application.
- 5.6 It can, therefore, be concluded that the Holiday Park could operate satisfactorily during November. The mitigation measures proposed in the accompanying Flood Evacuation Plan also demonstrate any flood risk at the site can be effectively managed.
- 5.7 The extended operating period will result in a number of positive economic benefits, including increased employment opportunities, a positive impact on the local economy, and the grant of planning permission will help justify continued investment in the Holiday Park itself.
- 5.8 The application proposals meet all relevant adopted and emerging planning policy at local level. The proposal will assist in delivering sustainable economic growth and supporting the tourism economy, as advocated by national policy and sought at a local level, including the neighbourhood

Appendix 1: Planning History Table

Decision Date	Application Ref.	Proposal	Relevant Conditions
05-04-1950	P/36/49 'A'	Use of Land as Camping and Caravan Sites; Sanitary Accommodation and Sewerage Disposal Plants, on the south side of Church Lane, Pagham	(c) The use of the said property as a camping ground shall be permitted during the following period in each year, that is to say, from the 1 st April until the 31 st October inclusive, and all tents, caravans and camping equipment shall be removed from the said property, or to an approved storage area, on or before the 31 st October each year (d) Except as provided in paragraph (c) above, the said property shall not be used for any purpose other than agriculture.
30-01-56	P/36/49 'D'	Renewal of planning consent for caravan site, winter storage, toilet buildings and drainage – Church Farm, Pagham	(1) The permission shall not authorise the use of land as a site for caravans except during the period from the 1 st March to the 31 st October in each year and such use shall terminate on the 31 st December, 1958 (4) All tents and caravans erected or standing on the site and all camping equipment shall be removed from the site or to the approved storage area on or before the 31 st October in each year.
05-09-56	P/36/49 'F'	Caravan Site - Church Farm, Pagham	(1) The permission shall not authorise the use of land as a site for caravans except during the period from the 1 st March to the 31 st October in each year and such use shall terminate on the 31 st December, 1958 (6) All caravans standing on the site shall be removed from the site or stored in an area to be agreed with the local planning authority on or before the 31 st October in each year.
09-12-58	P/36/49 'H'	Caravan site (showing proposed drainage scheme) – Church Farm Caravan Camp Pagham	(1) The permission shall not authorise the use of the land on a site for caravans except during the period from the 1 st March to the 31 st October in each year, and each use shall terminate on the 31 st December 1960. (6) All caravans standing on the site shall be removed from the site or stored in an area to be agreed with the local planning authority on or before the 31 st October in each year.
08-03-72	P/159/71	Use of land as putting green, children's playground and for siting 50 touring caravans inclusive of the 25 now permitted at Church Farm Caravan Site	(3) The number of caravans stationed on the land in question will not at any time exceed 50. (4) The site will be used as a caravan site only for caravans on tour. (5) No caravan on tour shall stay on the site for any period longer than one month in total in any one year. (6) The site shall not be used as a caravan site between 31 st October in any one year and 1 st March in the succeeding year and all caravans shall be removed from the site on or before October 31 st in each year.

02-12-92	P/76/92	Variation of Condition No.5 of P/32/63A dated 12/11/64 to allow occupation of recreational caravans from 1st March in any year to 14th January in the following year	REFUSED Reason 1: The proposal is unacceptable as the application site, by reason of its being low lying and located behind tidal/sea defences, is at risk of serious flooding during the proposed extended period of occupation.
5-10-93	APP/C3810/A/93/219759		
10-01-2001	P/58/00	A nine hole par 3 golf course and temporary kiosk for use by holiday makers staying at the park	(2) The golf course hereby permitted shall only be for the use of the occupiers of Church Farm holiday Village and for no other persons and shall only be used between 1 March and 31 October (inclusive) in any one calendar year.
20-11-01	Appeal Ref: APP/C3810/A/01/1065797		

**Appendix 2: Historic Planning
Permissions, Refs. P/36/49 ‘A’; P/36/49
‘D’; P/32/63A; APP/C3810/A/01/1065797;
and P/84/16PL.**

Application No. **P/36/49A.**

Date received **14th March, 1950.**

RECEIVED

CHICHESTER RURAL DISTRICT COUNCIL

PLANNING DEPARTMENT

TOWN AND COUNTRY PLANNING ACT, 1947

TOWN AND COUNTRY PLANNING (General Development) ORDER, 1948

ADMINISTRATIVE COUNTY OF WEST SUSSEX

CHICHESTER RURAL DISTRICT COUNCIL

Permission for Development of Land Subject to Conditions

To **T. B. E. Hender, Esq.,**

Church Farm,

Pagham, Sussex.

Proposal - **Use of Land as Camping and Caravan Sites;
Sanitary Accommodation and Sewage Disposal Plants,
on the south side of Church Lane, Pagham.**

The Chichester Rural District Council, in pursuance of the powers delegated to them by the West Sussex County Council under the above Act and Order, hereby permit the development proposed by you in your application as quoted above, and shown on the plans submitted therewith.

This permission is granted subject to due compliance with the byelaws and general statutory provisions in force in the district, and subject to the conditions as stated on page 3.

I return herewith your copy of the application.

Dated this

3th

day of

April,

1950.

Clerk of the Council

Pallant House

Chichester

CHICHESTER RURAL DISTRICT COUNCIL
TOWNS AND COUNTRY PLANNING ACT, 1947

SCHEDULE OF CONDITIONS ATTACHED TO APPLICATION NO. P/36/49A.

Development permission is granted to the above application subject to the following conditions:

- (a) This permission shall cease and determine and be of no effect on the expiration of two years from the date hereof unless the development the subject of this permission has then been completed or is then substantially or actively in course of construction or completion.
- (b) This consent shall terminate on the 31st day of October, 1955, or on the sale of any portion (other than the whole) of the land to which the permission relates (hereinafter called "the said property"), whichever shall occur first.
- (c) The use of the said property as a camping ground shall be permitted during the following period in each year, that is to say, from the 1st April until the 31st October inclusive, and all tents, caravans and camping equipment shall be removed from the said property, or to an approved storage area, on or before the 31st October each year.
- (d) Except as provided in paragraph (c) above, the said property shall not be used for any purpose other than agriculture.
- (e) The use of the said property as a camping ground shall mean its use as pitches for:-
 1. Tents covering an area not exceeding 100 sq. ft.
or
 2. genuine horse drawn caravans or motor trailers especially built for use as trailer caravans and conforming in all respects with the requirements of the Road Traffic Acts and Regulations. No railway carriage, tramcar, omnibus body or other similar article, whether on wheels or not and howsoever adapted shall be permitted to be stationed or erected on the said property.
- (f) All tents and caravans which shall be erected or stationed on the said property shall be maintained in good repair and condition.
- (g) No tent or caravan shall be erected or stationed on the said property other than on the pitches shown on the plan or on the approved storage area.
- (h) The total number of tents or caravans erected or stationed on the said property shall at no time exceed 15 to the acre.
- (i) Any moveable dwelling other than a tent shall be so placed as to be of a distance of at least 20 feet from any other moveable dwelling other than a tent. Any tent shall be so placed as to be at least 5 feet from any other moveable dwelling.

Cont. overleaf.

- (g) The said property shall be maintained in a tidy and orderly state and shall be kept free from all refuse and litter and the owner shall ensure that no detriment to the amenities of the said property or of the neighbourhood shall result from the use of the said property as a camping ground.
- (h) Proper sanitary and water arrangements shall be made and maintained to the entire satisfaction of the Local Planning Authority.
- (i) This consent not to be construed as implying permission to obstruct or divert any of the public footpaths crossing the land.
- (m) Access for camping purposes to be by way of (1) Harbour Lane (11) the lane extending northwards from Church Park to O.S. Parcel 460. The access abutting on the east boundary of the Church not to be used for camping purposes.
- (n) A tree screen to be planted along with the road boundary on that portion of the camping site west of the church.
- (o) The walls of the conveniences to be rendered green externally.

Condition (a) is imposed to enable the Council to automatically resume control if the above development has not been begun within the specified period.

Conditions (b), (d), are imposed to enable the Council to regulate and control the development of the land.

Conditions (c), (e) to (k), (n) and (o) are imposed in the interests of amenity.

Condition (l) is imposed in order to preserve rights-of-way.

Condition (m) is imposed in the interests of public safety.

Application No. P/36/49'n

Date received 28th Octob 1955.

TOWN AND COUNTRY PLANNING ACT, 1947
TOWN AND COUNTRY PLANNING (General Development) ORDER, 1950
ADMINISTRATIVE COUNTY OF WEST SUSSEX
CHICHESTER RURAL DISTRICT COUNCIL

Permission for Development of Land Subject to Conditions

To T.B.B. Hender Esq.,
Midland Bank Chambers,
Littlehampton,
Sussex.

Proposal Renewal of planning consent for caravan site, winter storage,
toilet buildings and drainage - Church Farm, Pagham.

The Chichester Rural District Council, in pursuance of the powers delegated to them by the West Sussex County Council under the above Act and Order, hereby permit the development proposed by you in your application as quoted above, and shown on the plans submitted therewith.

This permission is granted subject to:-

- (a) due compliance with the byelaws and general statutory provisions in force in the district;
- (b) the proposed development being carried out strictly in accordance with the detailed drawings and written particulars approved by the Council;
- (c) any departure from the approved proposals being made the subject of a fresh application, and
- (d) the conditions as stated on page 3.

~~I enclose herewith your copy of the application.~~

Dated this 30th day of January, 1956.

Pollard House,
Chichester.
P.O.

Clark of the Council.

CHICHESTER RURAL DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1947

SCHEDULE OF CONDITIONS ATTACHED TO APPLICATION No. P/56/49'D'

Development permission is granted to the above application subject to the following conditions:-

- (1) This permission shall not authorize the use of land as a site for caravans except during the period from 1st March to 31st October in each year, and such use shall terminate on 31st December, 1958.
- (2) Such use shall not supersede the normal use of the land for agriculture.
- (3) No railway vehicle, tramcar, omnibus body, aeroplane fuselage, tent covering an area of more than 100 sq. ft., or similar structure whether on wheels or not and however adapted, shall be stationed or erected on the site.
- (4) All tents and caravans erected or standing on the site and all camping equipment shall be removed from the site or to the approved storage area on or before the 31st October in each year.
- (5) All tents and caravans which shall be erected or stationed on the said property shall be maintained in good repair and condition.
- (6) No tent or caravan shall be erected or stationed on the said property other than on the pitches shown on the plan or on the approved storage area.
- (7) The total number of tents and caravans erected or stationed on the site shall at no time exceed 15 to the acre and the occupants of any such tents and caravans shall have free access to the whole of the site except any other tents or caravans erected or stationed thereon.
- (8) The approval of the local planning authority shall be obtained to the placing of any electric service lines on the site.
- (9) The site shall be maintained in a tidy and orderly state and shall be kept free from all refuse and litter and the owner shall secure that no detriment to the amenities of the site or of the neighbourhood shall result from the use of the site as a camping ground.
- (10) Any moveable dwelling other than a tent shall be so placed as to be of a distance of at least 20 feet from any other moveable dwelling other than a tent; any tent shall be so placed as to be at least 5 feet from any other moveable dwelling.
- (11) Such fire precautions shall be taken as may be required by the local planning authority.
- (12) A system of waterborne sewage in accordance with the details

Condition (1) is imposed to enable the Council to regulate and control the development of the land.

Condition (2) is imposed in the interests of food production.

Conditions (3)-(12) and (15) and (16) are imposed in the interests of amenity.

Condition (13) is imposed in order to preserve rights-of-way.

Condition (14) is imposed in the interests of public safety.

CHICHESTER R.D. COUNCIL
SURVEYOR'S DEPT.
14 JUL 1956

Application No: /32/63...
Date received: 19th August, 1963.

ADMINISTRATIVE COUNTY OF WEST SUSSEX
CHICHESTER RURAL DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1962.
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1963.

*For plan Sec.
P/58/491Y*

GRANT OF PERMISSION TO DEVELOP LAND
SUBJECT TO CONDITIONS

To: Chorus Farm Land Ltd.
Pagham,
Sussex.

Proposal: Outline application for club, ballroom, shops, offices, petrol filling station, use of land as car park and caravan sales area, and use of land as site for 930 holiday Caravans - Chorus Farm, Pagham.

The Chichester Rural District Council, in pursuance of the powers delegated to them by the West Sussex County Council, hereby PERMIT, subject to the CONDITIONS specified in the schedule hereto, the development proposed by you in your application as quoted above and shown on the plans submitted therewith.

I return herewith one copy of the application.

Dated this 20th day of November, 19 63

East Polling House,
Chichester.

A. L. P. B.
Planning Officer.

NOTICE

Persons concerned that a summary to comply with the Rules and general statutory provisions of law as the Council and also that the proposed development shall be carried out strictly in accordance with the detailed drawings and written particulars now approved by the Council. Any departure from the approved proposals may be made only by way of a fresh application.
This notice does not purport to create any contract or agreement which may be required under the Planning Rules or any other law or regulations.

P.S. It is important that you should read the notes on the back of this form.

CHICHESTER RURAL DISTRICT COUNCIL

Application No: 32.63

SCHEDULE OF CONDITIONS

- (1) The permission hereby granted is an outline permission under article 50 of the Town and Country Planning Act 1947 and the approval of the local planning authority is required with respect to the following matters before any development is commenced:-

The layout of the site, the number, siting, design and external appearance of the buildings and the means of access from the site to the highway.

- (2) The club, hall, cinema, shops and offices shall be used only or primarily in connection with the caravan park.
- (3) Not more than one-half of the area of the land coloured orange on the submission plan shall at any time be used for displaying caravans for sale.
- (4) Hedges of a type to be approved by the local planning authority shall be planted and maintained to the satisfaction of the local planning authority along the northern and western boundaries of the land coloured orange on the submitted plan.
- (5) No caravan stationed or brought on to the site at any time, other than the two residential caravans for staff, shall be occupied before the 1st day of March or after the 31st day of October in each year and all caravans other than the said two residential caravans shall be removed from the site or to an approved storage area before the 31st day of October in each year, except that a caravan placed on an approved hard-standing may be stored on that standing.
- (6) The total number of caravans on the land coloured green on the submitted plan (which said land is hereinafter in this condition called "the site") shall not at any time exceed 250.

Provided that if any part of the site being or less area than one-third of the whole of the site shall at any time become occupied by someone who does not then occupy or intend to occupy the whole of the site the rest of the site to this permission shall be determined in respect of that part of the site and no caravans shall thereupon be placed or kept thereon and the number of caravans allowed on each portion of the rest of the site shall be subject to this permission shall be reduced from 250 by a number equivalent to 15 caravans per acre of each part of the site in respect of which this permission has been determined or determined to be subject to this permission. And if the portion which is still subject to this permission is reduced to less than 15 acres the number of caravans allowed

CHICHESTER RURAL DISTRICT COUNCIL

Application No. P/32/63/41

SCHEDULE OF CONDITIONS

continued...../

- (11) No hedges or trees (unless they shall be dangerous) now or hereafter to be along the western boundary of the site shall be removed or cut down without the written approval of the County Council and without compliance with such conditions with regard to re-planting as the County Council may then impose.

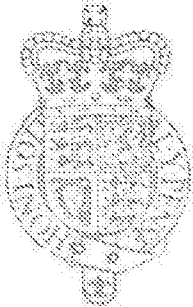
REVISED ALWAYS that if any hedge or tree be removed or cut down because it is dangerous the occupier of the land in which the said hedge or tree was growing shall within fourteen days of such removal or cutting down inform the County Council in writing of the action so taken and shall comply with such reasonable conditions as to re-planting as the County Council may then impose.

Condition (1) is imposed in pursuance of the provisions of Regulation 3(2) of the Town and Country Planning General Order, 1949.

Conditions (2), (3), (5), (6), (7), (9) and (10) are imposed in order that the Council may regulate and control the development of the land in the interests of the amenity of the neighbourhood.

Conditions (4) and (11) are imposed in the interests of the visual amenities of the neighbourhood.

Condition (8) is imposed in the interests of public safety.



Appeal Decision

Inquiry held on 17 & 18 October 2001

by **Michael Clark FRTP I FRICS**

an Inspector appointed by the Secretary of State for Transport,
Local Government and the Regions

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

28 NOV 2001

Appeal Ref: APP/C3810/A/01/1065797
Church Farm Holiday Village, Pagham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Bourne Leisure Group Ltd against the decision of Arun District Council.
- The application (Ref.P/58/00), dated 15 June 2000, was refused by notice dated 10 January 2001.
- The development proposed is a nine hole par 3 golf course and temporary kiosk for use by holiday makers staying at the park.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. At the Inquiry an application for costs was made by Bourne Leisure Group Ltd against Arun District Council. This application is the subject of a separate Decision.
2. Before the Inquiry opened, the Appellant submitted an amended layout plan showing minor alterations to the proposal and additional information on sections through the site.¹ The Council had no objections to the submission of the plans and I am satisfied that the minor alterations shown do not prejudice any third party interests. I therefore confirm that I have considered the appeal on the basis of the additional information and amended layout plan.

The Site

3. The proposed golf course would occupy some 3.7ha of a generally flat and open area of grassland known as Slipe Field, which is owned by the Appellant and adjoins their holiday village located on the western edge of Pagham. The holiday village comprises an extensive static caravan park and associated facilities which is open between 1 March and 31 October. Slipe Field extends to some 15.7ha and has previously been farmed as arable land, but is now used for informal recreation by local residents and occupiers of the holiday village. Slipe Field, and the holiday village, are outside the built-up area and located within the countryside between Pagham and Selsey. The southern and western boundaries of Slipe Field immediately adjoin Pagham Harbour Nature Reserve.

Main Issue

4. Having regard to the representations made at the Inquiry and in writing, I consider that the main issue in this case is whether the proposal would cause unacceptable harm to the

¹ Drawing numbers: W318 1.6D and W318 1.7A