

Sandra Edwards

From: Simon Davis
Sent: 26 July 2017 10:24
To: Planning Scanning
Subject: FW: ref. P/54/17/PL, Church Farm Holiday Village - Environment Officer Comment [NLP-DMS.FID411440]
Attachments: Church Farm Decision Notice.pdf

Please upload as Application Correspondence including the attachment.

From: Simon Davis
Sent: 26 July 2017 10:23
To: 'Sally Furminger'
Cc: Rachel Davies; Nick Thompson
Subject: RE: ref. P/54/17/PL, Church Farm Holiday Village - Environment Officer Comment [NLP-DMS.FID411440]

Dear Sally,

I have discussed this with my Team Leader and we both agree to your suggested approach.

Please see the "Contribution for Access Management at Pagham Harbour" section of our website:
<http://www.arun.gov.uk/planning-obligations>. This contains instructions on providing a draft agreement including a template.

Kind Regards

Simon J.Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Sally Furminger [REDACTED]
Sent: 25 July 2017 13:39
To: Simon Davis
Cc: Rachel Davies; Nick Thompson
Subject: RE: ref. P/54/17/PL, Church Farm Holiday Village - Environment Officer Comment [NLP-DMS.FID411440]

Dear Simon

Please find below a response the comment Liz Rogers (Environment Officer, Chichester District Council) made to our application for an extension of occupancy period at Church Farm Holiday Village (ref. P/54/17/PL). The comments advise that given the proximity of the Park to the SPA, a payment will be required to contribute to the Access Management Scheme at Pagham Harbour.

We welcome the proposal that a pro rata approach should be taken so that the payment is only made for the additional 30 days.

We understand that the per unit fee of [REDACTED] (which forms the basis of your calculation) is dictated by the [Pagham Cabinet report.pdf \[pdf\]](#) as revised and agreed on 10 April 2017. The agreed tariff requires a payment of £871 per unit for all new residential development (it has been calculated on the basis of the housing figure for Chichester and Arun identified in the Local Plan process).

However, as you are aware, planning permission was granted for the development of 22 static bases at the Holiday Park on 14 December 2016 (ref. P/84/16/PL, decision notice attached). A reduced charge per unit for mitigation purposes was agreed to be acceptable by the Council on the basis that the static caravans would not be occupied throughout the year (i.e. they are not residential units). A contribution of [REDACTED] was agreed in the S106 (a cost of [REDACTED] per unit); this was a **50% reduction** on the agreed Cabinet tariff at the time (which was [REDACTED] dwelling as agreed by Cabinet on 20 July 2015).

Therefore, we consider that the fee charged per unit for this extension of occupancy application should be reduced to reflect the approach taken for the recent 22 pitches application. This would result in a charge on the application of [REDACTED]

The above approach is consistent with how the Council has considered previous applications at the Holiday Park and reflects the fact that the units are not residential dwellings. We hope you agree the above to be an acceptable way forward. We look forward to hearing your response.

Kind regards

Sally

Sally Furminger

Planner

Lichfields, 14 Regent's Wharf, All Saints Street, London N1 9RL
[REDACTED]
[REDACTED]

lichfields.uk  



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Nathaniel Lichfield & Partners Limited is registered in England, no. 0778116. Our registered office is at 14 Regent's Wharf, All Saints Street, London N1 9RL.

 Think of the environment. Please avoid printing this email unnecessarily.



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2015
Application for Planning Permission
DECISION NOTICE

Application Ref: P/84/16/PL

1 To Addressee

Nathaniel Lichfield & Partner
 14 Regent's Wharf
 All Saints Street
 London
 N1 9RL

2 Site Address

Church Farm Holiday Village
 Church Lane

 PO21 4NR

3 Description of Development

Installation of 22 no. caravan bases for 22 no. static caravans with associated car parking, pedestrian footpaths, internal access road, landscaping & infrastructure above & below ground.

In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to compliance with the following conditions and Section 106 Agreement.

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Site Location Plan dwg. 3440-101 Rev C;
 Proposed Site plan dwg. 3440-210 Rev F;
 Proposed Site Sections dwg. 3440-230 Rev A;
 Golf Course Base Development dwg. W2045 SK01 Rev D;
 Golf Course Base Development dwg. W2045 1001 Rev B; and
 Golf Course Base Development dwg. W2045 1002 Rev B.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The development shall not commence until full details of the proposed foul water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. This shall include details of its routing, design and subsequent management/maintenance regime.
- No caravan shall be occupied until the foul water drainage scheme has been implemented in accordance with the approved details and the details so approved shall be retained in good working order in perpetuity.
- Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan. This is required to be a pre-commencement condition because foul drainage goes to the heart of the planning permission.
- 4 Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.
- The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.
- Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.
- No caravan shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.
- Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan. This is required to be a pre-commencement condition because surface water drainage goes to the heart of the planning permission.
- 5 No development shall take place, including any works of demolition, until a Site Safety Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as to health & safety signage and site protection fencing.
- Reason: In the interests of the safety of people in and around the construction site in accordance with policy GEN7 of the Arun District Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

- 6 The approved details of the landscaping as set out on Drawing W2045-1002 Rev B "Golf Course Base Development" & W487-1002 "Landscape Proposals" shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 7 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: The site is of archaeological significance in accordance with Arun District Local Plan Policy GEN7. This is required to be a pre-commencement condition because archaeology goes to the heart of the planning permission.

- 8 No development shall take place unless and until a Golf Course Management Plan to include the mitigation measures set out within paragraph 29 of the submitted Shadow Habitat Regulations Assessment by Baker Consultants Ltd (July 2016) has been submitted to and approved in writing by the Local Planning Authority in consultation with Natural England and the RSPB. The management plan shall thereafter be implemented prior to the commencement of development in accordance with the approved details and retained in perpetuity.

Reason: In the interests of the mitigation of impacts on Dark Bellied Brent Geese who forage on land outside of the Special Protection Area and in accordance with policy GEN29 of the Arun District Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement condition because of the need to comply with the Habitat Regulations.

- 9 No caravan shall be occupied unless and until details indicating the placement of 6 nesting opportunities for birds (species such as swallows, swifts & house martins) and roosting structures suitable for bats, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full and thereafter retained in perpetuity to the satisfaction of the Local Planning Authority.

Reason: To safeguard the ecology of the area, and in the interests of birds & bats in accordance with policies GEN7 and GEN29 of the Arun District Local Plan and the National Planning Policy Framework.

- 10 The development permitted by this planning permission shall only be carried out in accordance with the approved Planning Statement (NLP ref. 13771/NT/AY, dated August 2016) and the following mitigation measure detailed within the Flood Risk Section (8.48):
1. Finished floor levels are set no lower than 4.4m above Ordnance Datum (AOD) for the caravans shown to be within Flood Zone 3.
- The above mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the timing/ phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.
- Reason: Some of the proposed caravan bases are located within tidal Flood Zone 3 and there is a high probability of flooding from the sea in accordance with the National Planning Policy Framework.
- 11 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Evacuation Plan 2016 (dated November 2016) which shall then be made permanently available to guests and members of staff working at the site.
- Reason: To ensure safe egress from the site in the event of a flood in accordance with the National Planning Policy Framework.
- 12 The development must be carried out in accordance with the submitted lighting scheme details namely the light bollard positions indicated on Drawing 3440-210 Rev F and the KLOU Lighting Bollard specification. There shall be no deviation to these approved details without approval in writing from the Local Planning Authority.
- Reason: In accordance with Arun District Local Plan policies GEN29 and GEN33 and the National Planning Policy Framework.
- 13 The Caravans/mobile homes shall be occupied only for holiday use purposes only.
- Reason: The site lies outside the built up area boundary where development is not normally permitted and in accordance with Arun District Local Plan policy GEN3.
- 14 The Caravans/mobile homes shall not be occupied as a sole person's sole or main place of residence.
- Reason: The site lies outside the built up area boundary where development is not normally permitted and in accordance with Arun District Local Plan policy GEN3.

- 15 The owners/operators shall maintain an up to date register of the names of all owners/occupiers of individual caravans/mobile homes on the site of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: The site lies outside the built up area boundary where development is not normally permitted and in accordance with Arun District Local Plan Policy GEN3.

- 16 Should it prove necessary to clear bird nesting habitat during the bird nesting season, then within 24 hours of such works, a pre-works check for nesting birds should be undertaken by a CIEEM ecologist. If any active nests are found then all site clearance/demolition activities should cease and an appropriate buffer zone around the nest should be established. This buffer zone should be left intact until it has been confirmed that the young have fledged and the nest is no longer in use.

Reason: To safeguard the ecology of the area, and in the interests of birds in accordance with policies GEN7 and GEN29 of the Arun District Local Plan and the National Planning Policy Framework.

- 17 The development must be carried out in accordance with the recommendations (as set out within paragraphs 5.2.1 to 5.2.4) of the submitted Ecological Appraisal by Baker Consultants dated 04 August 2016. The mitigation measures shall be retained and thereafter maintained in perpetuity.

Reason: In accordance with Arun District Local Plan policy GEN29 and the National Planning Policy Framework.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0845 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.

INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between February and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water, Southern

House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel 033 0303 0119) or www.southernwater.co.uk.

INFORMATIVE: This decision has been granted in conjunction with a Section 106 legal agreement relating to a contribution of £14,025 for the purposes of delivering mitigatory actions at Pagham Harbour Special Protection Area.

INFORMATIVE: Should any protected species or evidence of any protected species be found prior to or during the development, all works must stop immediately and an ecological consultant or West Sussex County Council's ecologist contacted for further advice before works can proceed. All contractors working on site should be made aware of this advice and provided with the contact details of a relevant ecological consultant.

INFORMATIVE: The applicant is advised that the proposed use of the site will require an amendment to the existing caravan site license.

INFORMATIVE: This planning permission does not authorise any changes which may or may not be required to the adjacent golf course.

 Case Officer: Mr S Davis

Date of Decision:

14 December 2016

Karl Roberts
Director Planning & Economic Regeneration

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

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the