Development Management - Delegated Officer Report

Application Number: AWDM/0090/21 Recommendation – Approve

Site: The Barn Caravan Park, Old Salts Farm Road, Lancing

Proposal: Construction of multi-purpose single-storey reception building to north of site to include a reception and cafe, indoor toilet and an outdoor disabled toilet to be accessible 24 hours a day and a retail space (32m.sq) for camping related necessities.

Date of site visit: 10 February 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This touring caravan and camping site is located to the east of the built-up area of Lancing, within the remaining open area of flat coastal plain. It lies on the south-east side of a narrow private lane (which has a tarmac surface in poor condition). It is situated 100m along the lane, before reaching the dwellinghouse 'Beechlands' (formerly 'The Barn') and the listed 'Minstrels Gallery' (formerly Old Salts Farmhouse) beyond. On the opposite side of the lane are paddocks and livery stables. To the south, beyond a watercourse and within the built up area, is a large residential mobile home site (Willowbrook Park).

The application site consists of a field, the north-west part of was formerly certificated by the Camping and Caravanning Club for its use as a touring caravan and camping site by Club members for no more than 5 touring caravans at any one time. Planning permission was granted in 2013 to increase the number of caravan pitches from 5 to 25 over the whole field, including that part which was outside the certificated area. Since then, the site is no longer certificated with the Camping and Caravanning Club due to its increased size.

It is proposed to construct a single storey pitched roof building measuring 9.45m long, 6.73m wide and 4.3m high. It has been described as a multi-purpose reception building and the floor plan shows a reception and cafe, indoor toilet and an outdoor disabled toilet to be accessible 24 hours a day and a retail space (32m.sq) for camping related necessities.

It is to be located adjacent, and at right angles to, an existing shower block on the north boundary of the site. The new building will project to the south and will be approximately 20m from the northern boundary.

It will have a natural slate roof with walls of reclaimed brickwork to the front elevation and timber cladding around the side and rear.

Relevant Planning History

AWDM/1170/15 Permanent mobile home for use of the camp site owner with occupation limited to between 1st March to 31st October – approved

AWDM/0722/13 Change of use of rear part of field to enable its inclusion within certified camping and caravan park with associated increase in the number of caravan pitches from 5 to 25 - approved

AWDM/1089/11 Shower, toilet and washing-up building for The Barn certified touring caravan site - approved

ADC/0212/09 Licensed Touring Caravan Site East Of Old Salts Farm Road Lancing West Sussex – approved

Consultations

West Sussex County Council: The **Highways Authority** has no objection. There are no proposed alterations to the existing access onto Old Salts Farm Road. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.
The site's use is an established campsite and visitors of the proposed shop would likely be campers already on site. Therefore, this proposal is not anticipated to result in a material intensification of use.
Soma parking may be required for staff, however the site benefits of large internal area where this can be accommodated.

Adur and Worthing Councils: The **Tourism Officer** is fully supportive of all improvements. Advises that it would be great to try and nudge towards using sustainable materials and power and for sale of locally produced goods in the shop where possible.

The **EHO** has no comments.

The **Engineer** comments: Flood risk- The application is within flood zone 3, the site is shown to not be at risk from surface water flooding. The flood risk assessment incorrectly details the likelihood of flooding, and does not state the vulnerability classification of the proposals. This should be included.
Surface water drainage- the application includes only small changes to impermeable area, we therefore have no conditions to request. Surface water drainage must be designed and constructed in accordance with building regulations, and must follow the hierarchy for sustainable drainage.

Subsequent Comments following receipt of revised FRA: No objection

Southern Water: Require condition seeking foul and surface water drainage details

Lancing Parish Council: No objection

Representations

47 letters of support received from both local residents and businesses and users of the campsite from around the UK

1 letter of objection received from a resident in Willowbrook Park, stating that it is further permanent development in what should remain an open area

Relevant Planning Policies

Adur Local Plan 2017 Policy 13, 15
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The site is located in the countryside and is not identified for any particular use in the Local Plan. It lies outside of the Local Green Gap.

Policy 13 of the Adur Local Plan states:

Outside of the Built Up Area Boundary (as shown on the Policies Map), development will only be permitted where the need for a countryside location is essential; it is for quiet informal recreation or the essential needs of agriculture or horticulture, flood management, or is otherwise consistent with this Local Plan (or subsequent DPDs). Improvements to green infrastructure, including enhanced pedestrian, cycle, and equestrian access (where appropriate), and better access for those with mobility difficulties will be supported. The extension of isolated groups of buildings or the consolidation of linear or sporadic development will not be permitted.

It goes on to state:

Development to support informal recreation uses on the coast will normally be permitted subject to:
(i) built facilities being located within the adjacent Built Up Area

This proposal is for a permanent building within the countryside and does not strictly comply with the aims of Policy 13. However, the site is an existing campsite and is well supported locally, as well as receiving support from the Council's Tourism Officer. The nature of the use is that it is within the countryside and, taking account of the general desire to encourage tourism and recreation, it is considered that, in principle, a reception building, additional toilets (including a disabled toilet) and ancillary shop/cafe is warranted here, subject to consideration of its impact on the visual amenities and character of the area.

Visual amenity

The local landscape is not of a particularly high quality, having typical “urban fringe” characteristics associated with land fragmentation into separate ownerships, but it still possesses some rural quality and, most importantly, needs stringent control over new development to retain its openness and rural character.

The proposed building would be slightly larger than the existing shower block and would project further into the site (and the countryside). It would be positioned at right angles to the shower block and would have its gable end facing south, forming an informal L-shape with the shower block. While it will be more intrusive than the shower block, its position adjacent to the existing building ensures that the service buildings are grouped together and it will not introduce a sporadic or isolated building unrelated to existing buildings.

The design of the building is low key and design changes have removed a previously proposed gable over the entrance in order to keep the form simple.

On balance, it is considered that the proposal will not be unduly intrusive or cause serious harm to the character of the area.

Residential amenity

The building will not cause harm to residential amenity.

Flood Risk

The Council’s Engineer has concluded that the proposed development is suitable in this location. A revised FRA has been submitted which demonstrates that, while the site is at risk of flooding in a 1 in 200 year event, the proposed buildings have a flood risk vulnerability classification of "less vulnerable". The site is within flood zone 3a and this form of development is therefore suitable.

Sustainability

The plans show PV panels on the eastern roofslope, an electric vehicle charging point and an air source heat pump. The building is therefore considered to have a suitably energy efficient design.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. Foul and surface water drainage details
5. To be used in association with campsite only, retail to be limited to sale of camping –relates products only

6. If and when the adjoining land ceases to be used as a camping and caravanning site, within a period of 3 months from the date of such cessation, the building hereby permitted shall be removed in its entirety.

Is recommendation contrary to letter(s) of representation? Y

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.

Case Officer: Peter Barnett Date: 29 March 2021

Authorised by: Gary Peck Date: 29 March 2021