Adur District Council

Planning, Regeneration and Wellbeing

Mr James Breckell
James Breckell Architects
Adur Business Centre
Little High Street
Shoreham-by-Sea
West Sussex
BN43 5EG

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0722/13

Details of Development
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

Location of Development
THE BARN CARAVAN PARK OLD SALTS FARM ROAD LANCING WEST SUSSEX BN15 8JG

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 18th June 2013.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
31/07/2013

PTO

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The site lies outside the built-up area boundary and in a 'strategic gap' of countryside as defined in the Adur District Local Plan but the proposal does not conflict with the saved policies of the Adur District Local Plan (AG1, AC1, AC4 and AR8) or the policies of the National Planning Policy Framework as it involves improved tourist accommodation which will not harm the openness and rural character of the area.

Conditions

01. 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.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans received 18 June 2013 and the Flood Risk Assessment received 22 July 2013:-

    Drawing Nos. 20 (Location Plan), 100 (Existing Site Plan), 101 (Proposed Site Plan)

    Reason: *For the avoidance of doubt and in the interests of proper planning.*

03. No individual touring caravan or motor home shall be present at the site for more than 28 consecutive days and the same touring caravan or motor home shall not return to the site within 28 days within any 12 calendar month period.

    Reason: *To ensure the site is used as a camping and caravan park only and not for permanent residential accommodation having regard to its countryside location and saved policies AC1 and AC4 of the Adur District Local Plan.*

04. This permission is for the use of the site as a camping and caravan park for a maximum of 25 touring caravans or motor homes at any time.

    Reason: *To protect the open character of the countryside location having regard to saved policies AC1 and AC4 of the Adur District Local Plan*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.