

**DEVELOPMENT CONTROL COMMITTEE**

**16 JANUARY 2019**

**OFFICER REPORT UPDATES**

## REPORT UPDATE

**Application no:** A/9/18/PL  
**Page no:** 24  
**Location:** The Caravan Site New Road A259 Rustington  
**Description:** Change of use of land to a Gypsy & Traveller Caravan Site consisting of 1 No. mobile home, 1 No. touring caravan, 1 No. amenity building & acoustic & close boarded fencing. This application is a Departure from the Development Plan.

### UPDATE DETAILS

Reason for Update/Changes:

Request from County Highways seeking a Stopping Up Order Informative.

Officers Comment: Agreed. The changes to recommendation are attached on the amended replacement recommendation sheet.

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The Caravan Site  
New Road A259  
Rustington

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## RECOMMENDATION

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AC - Approve Conditionally

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- 1      The development hereby approved shall be carried out in accordance with the following approved plans: TDA.2365.07, TDA.2365.06, TDA.2365.05, TDA.2365.02, TDA.2365.03, TDA.2365.01.  
  
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy HPS5 of the Arun Local Plan.
- 2      This permission shall not be exercised by any person other than persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.  
  
Reason: Permission would not normally be granted for such development in this location but in granting permission exceptionally the Local Planning Authority have had regard to the particular circumstances relating to the proposal in accordance with policy HSP5 of the Arun Local Plan and Planning Policy for Traveller Sites (2015).
- 3      The development permitted by this planning permission shall only be carried out and permanently retained in accordance with the approved Flood Risk Assessment (FRA) SLR Ref No:402.07372.00001 August 2018 and in particular that the finished floor level of the residential buildings must be set at 3.43m AOD.  
  
Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with policies W SP1 and W DM2 of the Arun Local Plan.
- 4      The permission hereby granted will be for the benefit of the existing two units and there shall be no more units of residential accommodation stationed on the land at any time.  
  
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy HPS5 of the Arun Local Plan.
- 5      The development permitted by this planning permission shall only be carried out and permanently retained in accordance with noise assessment report dated October 2018 and air quality assessment report October 2018 2270W-SEC-00002-01.  
  
Reason: To safeguard the amenities of existing and future residents in accordance with Arun Local Plan policies QE DM1 and QE DM3.
- 6      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.

- 7 **INFORMATIVE:** All mobile homes are required to obtain a Site Licence under the provisions of the Caravan Site and Control of Development Act 1960. The application is advised to contact the Council's Environmental Health department for further information.
- 8 **INFORMATIVE:** The applicant is advised that in addition to any planning consent being granted that the existing public highway to be incorporated into the development must be the subject of a Stopping Up Order under the Highways Act 1980. The applicant should contact the West Sussex County Council's Legal Services Department to commence this process.