

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	25/04/19
Planning Development Manager authorisation:	AN	25/4/19
Admin checks / despatch completed	[Signature] SB	26/04/19 26/04/19

**Application:** 18/01861/FUL **Town / Parish:** Clacton Non Parished

**Applicant:** Mr Paul Spriggins - Tingdene Holiday Parks Ltd

**Address:** Saddlebrook Chase Caravan Park Jaywick Lane Clacton On Sea

**Development:** Proposed 21 additional Static Holiday Caravans with parking spaces adjacent to Caravans (NOT occupied for human habitation between 15th January and 28th February), demolition of existing building and re-arrangement of existing car park to form 29 parking spaces.

### 1. Town / Parish Council

Clacton – Non Parished.

### 2. Consultation Responses

Natural England                      Natural England has no comments to make on this application.

The Ramblers Association          No comment.

Essex Bridleways Association      No comment.

ECC SuDS Consultee  
(Dated 9 April 2019 following submission of additional information)      Thank you for your email received on 05/04/2019 which provides this Council with the opportunity to assess and advise on the proposed surface water drainage strategy for the above mentioned planning application.

As the Lead Local Flood Authority (LLFA) this Council provides advice on SuDS schemes for major developments. We have been statutory consultee on surface water since the 15th April 2015.

In providing advice this Council looks to ensure sustainable drainage proposals comply with the required standards as set out in the following documents:

- o Non-statutory technical standards for sustainable drainage systems
- o Essex County Council's (ECC's) adopted Sustainable Drainage Systems Design Guide
- o The CIRIA SuDS Manual (C753)
- o BS8582 Code of practice for surface water management for development sites.

#### Lead Local Flood Authority position

We have reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application. Despite not fulfilling our normal criteria, due to the size of the site and the fact that the proposed development will be improving surface water runoff and the surface water quality we do not object to the granting of planning permission.

Any questions raised within this response should be directed to the applicant and the response should be provided to the LLFA for further consideration. If you are minded to approve the application contrary to this advice, we request that you contact us to allow further discussion and/or representations from us.

#### Summary of Flood Risk Responsibilities for your Council

We have not considered the following issues as part of this planning application as they are not within our direct remit; nevertheless these are all very important considerations for managing flood risk for this development, and determining the safety and acceptability of the proposal. Prior to deciding this application you should give due consideration to the issue(s) below. It may be that you need to consult relevant experts outside your planning team.

- o Sequential Test in relation to fluvial flood risk;
- o Safety of people (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements);
- o Safety of the building;
- o Flood recovery measures (including flood proofing and other building level resistance and resilience measures);
- o Sustainability of the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. Please see Appendix 1 at the end of this letter with more information on the flood risk responsibilities for your council.

#### INFORMATIVES:

- o Essex County Council has a duty to maintain a register and record of assets which have a significant impact on the risk of flooding. In order to capture proposed SuDS which may form part of the future register, a copy of the SuDS assets in a GIS layer should be sent to [suds@essex.gov.uk](mailto:suds@essex.gov.uk).
- o Any drainage features proposed for adoption by Essex County Council should be consulted on with the relevant Highways Development Management Office.
- o Changes to existing water courses may require separate consent under the Land Drainage Act before works take place. More information about consenting can be found in the attached standing advice note.
- o It is the applicant's responsibility to check that they are complying with common law if the drainage scheme proposes to discharge into an off-site ditch/pipe. The applicant should seek consent where appropriate from other downstream riparian landowners.
- o The Ministerial Statement made on 18th December 2014 (ref. HCWS161) states that the final decision regarding the viability and reasonableness of maintenance

requirements lies with the LPA. It is not within the scope of the LLFA to comment on the overall viability of a scheme as the decision is based on a range of issues which are outside of this authority's area of expertise.

- o We will advise on the acceptability of surface water and the information submitted on all planning applications submitted after the 15th of April 2015 based on the key documents listed within this letter. This includes applications which have been previously submitted as part of an earlier stage of the planning process and granted planning permission based on historic requirements. The Local Planning Authority should use the information submitted within this response in conjunction with any other relevant information submitted as part of this application or as part of preceding applications to make a balanced decision based on the available information.

#### Appendix 1 - Flood Risk responsibilities for your Council

The following paragraphs provide guidance to assist you in determining matters which are your responsibility to consider.

- o Safety of People (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements)

You need to be satisfied that the proposed procedures will ensure the safety of future occupants of the development. In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs formally consider the emergency planning and rescue implications of new development in making their decisions.

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals as we do not carry out these roles during a flood.

- o Flood recovery measures (including flood proofing and other building level resistance and resilience measures)

We recommend that consideration is given to the use of flood proofing measures to reduce the impact of flooding when it occurs. Both flood resilience and resistance measures can be used for flood proofing. Flood resilient buildings are designed to reduce the consequences of flooding and speed up recovery from the effects of flooding; flood resistant construction can help

prevent or minimise the amount of water entering a building. The National Planning Policy Framework confirms that resilient construction is favoured as it can be achieved more consistently and is less likely to encourage occupants to remain in buildings that could be at risk of rapid inundation. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Consultation with your building control department is recommended when determining if flood proofing measures are effective.

Further information can be found in the Department for Communities and Local Government publications 'Preparing for Floods' and

'Improving the flood performance of new buildings'.

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o Sustainability of the development

The purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF recognises the key role that the planning system plays in helping to mitigate and adapt to the impacts of climate change, taking full account of flood risk and coastal change; this includes minimising vulnerability and providing resilience to these impacts. In making your decision on this planning application we advise you consider the sustainability of the development over its lifetime.

ECC Highways Dept

The information that was submitted in association with the application has been fully considered by the Highway Authority. The proposal is on a private site and retains adequate room and provision for off street parking and turning, for the proposed changes therefore:

From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following conditions:

The re-arrangement of the existing car park shall not be open to the public until such time as the vehicle parking area indicated on drawing no. 0348-00-003A, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area and any associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

Reason: To ensure that on street parking of vehicles in the adjoining areas does not occur in the interests of highway safety and that appropriate parking is provided in accordance with Policy DM8.

Each vehicular parking space shall have minimum dimensions of 2.9 metres x 5.5 metres.

Reason: To ensure adequate space for parking off the highway is provided in the interest of highway safety in accordance with Policy DM8

Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to first occupation and retained at all times.

Reason: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with Policy DM8.

Areas within the curtilage of the site for the purpose of the reception and storage of building materials shall be identified clear of the highway/carrageway (delete as appropriate).

Reason: To ensure that appropriate loading / unloading facilities are available to ensure that the highway/carrageway (delete as appropriate) is not obstructed during the construction period in the interest of highway safety in accordance with policy DM1.

The above conditions are to ensure that the proposal conforms to the relevant policies contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

Informative 1:

Any work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at: [development.management@essexhighways.org](mailto:development.management@essexhighways.org) or by post to:

SMO1 ' Essex Highways  
Colchester Highways Depot,  
653 The Crescent,  
Colchester.  
CO4 9YQ.

Environment Agency

I have reviewed this application and do not think we would need to make a comment in this instance. The site is in Flood Zone 1, the land does not seem to have been contaminated, and although the application form does not specify a means of foul drainage, the FRA says that the foul effluent will be pumped to the mains operated by Anglian Water so that's fine with us. Please let me know if there is anything I might have missed, but if not then we have no comment for this application.

ECC SuDS Consultee

Thank you for your email which provides Essex County Council (ECC) with the opportunity to assess and advise on the proposed surface water drainage strategy for the aforementioned planning application. As the Lead Local Flood Authority (LLFA) this ECC provides advice on SuDS schemes for major developments. ECC have been statutory consultee on surface water since the 15th April 2015.

In providing advice this Council, and their appointed consultants, looks to ensure sustainable drainage proposals comply with the required standards as set out in the following documents:

- o Non-statutory technical standards for sustainable drainage systems
- o Essex County Council's (ECC's) adopted Sustainable Drainage Systems Design Guide
- o The CIRIA SuDS Manual (C753)
- o BS8582 Code of practice for surface water management for development sites.

Lead Local Flood Authority position

Having reviewed the documents which accompanied the planning application, we would recommend the issuing of a holding objection on the basis of the following:

- o The information provided does not allow us to assess the development. Please provide information as required within the Detailed Design Checklist on Essex County Council's website: <https://flood.essex.gov.uk/new-development-advice/how-to-design-suds-in-essex/detailed-drainage-design-checklist/>

Summary of Flood Risk Responsibilities for your Council

We have not considered the following issues as part of this planning application as they are not within our direct remit; nevertheless these are all very important considerations for managing flood risk for this development, and determining the safety and acceptability of the proposal. Prior to deciding this application you should give due consideration to the issue(s) below. It may be that you need to consult relevant experts outside your planning team.

- o Sequential Test in relation to fluvial flood risk;
- o Safety of people (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation

arrangements);

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o Safety of the building;

o Flood recovery measures (including flood proofing and other building level resistance and resilience measures);

o Sustainability of the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, ECC advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

Should further correspondence be required, please contact the SuDS team directly using the below details.

Tree & Landscape Officer

The development proposal has the potential to have an adverse impact on trees and hedgerows situated on the land.

On the northern boundary of the application site adjacent to the proposed positions of caravan plots 1 to 9 there is an established hedgerow comprising primarily of Hawthorn. The hedgerow acts as a good screen for the site. It is not clear from the information provided whether it is proposed to retain the hedgerow or for it to be removed and replaced with new planting.

In terms of the position of caravan plots 10 -17 these appear to be close to a centrally situated hedgerow and row of trees immediately to the east of the proposed caravan positions. From the information provided it is not clear that the development proposal can be implemented without causing harm to the trees in the hedgerow or the possible extent of hedgerow removal.

The creation of the extended car park will result in the removal of approximately 3 small centrally situated trees have a pleasant softening impact on the caravan park but provide no wider amenity benefits.

It is noted that the pre-application advice stated in the section entitled Main Issues ' Principle of Development: that the development proposal is acceptable in principle but goes on to say that care should be taken to ensure that existing site landscaping is maintained.

In the section entitled Main Issues ' Landscape Impact and Visual Impact it says that: The site is already well landscaped and the additional units are unlikely to cause adverse impact outside the site. Any reduction in existing landscaping should be compensated for by additional landscape planting elsewhere within the site.

From the information provided it is not possible to ascertain the impact of the development proposal on existing trees and hedgerows some of which provide valuable screening of the site and in terms of some of the larger trees wider benefits to the amenity of the locality.

The applicant does not appear to have provided details of new soft landscaping and planting to mitigate the removal of any existing vegetation.

In order to show the potential impact of the development proposal on the existing vegetation on the land the applicant should provide a detailed tree survey and report that includes a plan showing the positions of the Root Protection Areas (RPAs) of the trees overlaid with the position of the proposed caravan bases.



It should include details of the crown spread of the trees and show where specialist construction techniques will need to be used where the construction of the caravan bases results in an incursion into the RPA of a retained tree.

This information should be in accordance with BS5837: 2012 Trees in relation to design, demolition and construction. Recommendations.

If planning permission were likely to be granted then details of soft landscaping proposal should be provided either prior to the determination of the planning application or secured by a condition attached to any such planning permission.

Tree & Landscape Officer  
(Following submission of  
Tree Survey and Report)

This applicant has now submitted a detailed Tree Survey and Report that has been carried out accordance with BS5837: 2012 Trees in relation to design, demolition and construction. Recommendations.

The information provided adequately demonstrates that the development proposal could be implemented without causing significant harm to existing trees and other vegetation on the land.

Any development for which planning permission may be granted should ensure that the requirements of the tree report are fully complied with.

In Section 6 of the Tree Report entitled Tree Management and Replanting Proposals reference is made to the planting of a replacement hedgerow to mitigate the harm caused by the removal of a short section of hedge on the northern boundary. It also refers to soft landscaping details to be provided in the final landscaping layout. Details of this planting should be secured by a condition attached to any planning permission that may be granted.

### **3. Planning History**

01/01604/FUL	Change part of layout from six residential mobile homes to seven (variation to scheme and condition 2 imposed upon planning permission TEN/2201/88)	Approved	08.11.2001
98/01520/FUL	Extension to existing car park	Approved	22.01.1999
04/01699/FUL	-Siting of 41 static holiday caravans on part of the existing touring area.	Approved	26.10.2004
04/02222/FUL	Variation of Condition No. 2 on planning consent ref. TEN/2200/88 dated 26th August 1989 to provide for an operating season namely 1st March in any one year to 15th January in the following year.	Approved	05.01.2005
07/00434/FUL	Block of 9 new pre-fabricated garages to car park. (Part retrospective)	Approved	29.05.2007
08/00572/FUL	Relocation of outside swimming	Approved	18.06.2008

	pool.		
11/00254/FUL	Proposed upgrade and extension of existing caravan park to allow for the siting of 21 additional static holiday caravans, 40 relocated touring pitches and pitch and putt area together with the siting of 19 additional static holiday caravans within the existing park and overall environmental improvements including significant landscaping at Sacketts Grove Caravan Park.	Approved	07.06.2011
11/00256/OUT	Proposed indoor swimming pool as part of the upgrade and redevelopment at Sacketts Grove Caravan Park.	Approved	16.05.2011
14/00568/DISCON	Discharge of condition 02 (Landscaping details) of planning permission 11/00254/FUL.	Approved	27.05.2014
14/00577/DETAIL	Approval of reserved matters of outline approval 11/00256/OUT, in relation to the appearance of the proposed indoor swimming pool.	Approved	02.07.2014
14/01815/FUL	Proposed siting of 135 static holiday caravan on the western element of Sacketts Grove Holiday Park in lieu of an approved development of 40 static holiday caravans and 40 touring caravans, together with landscape planting.	Approved	04.11.2015
15/00391/FUL	Relocation of LPG compound from east side of residents car park to north end of car park to facilitate improvements to parking and to accommodate bulk tanker deliveries.	Approved	28.05.2015
15/01904/FUL	Removal of condition 12 of planning permission 14/01815/FUL, regarding the north bound bus stop improvements, as the condition is considered unreasonable and unnecessary.	Withdrawn	23.03.2016
16/00582/DISCON	Discharge of condition 7 (hard and soft landscaping), 8 (ground levels and hard landscaping), 9 (screen walls and fences) and 11 (car parking) of planning permission 14/01815/FUL.	Approved	07.12.2016
16/00675/FUL	Variation of conditions 13, 14 and 15 of planning application 14/01815/FUL to allow for an	Approved	12.04.2017



	extension of time for the details to be submitted to discharge the subject conditions.		
16/00850/FUL	Proposed extension to existing office accommodation to caravan park.	Approved	26.07.2016
16/00980/DISCON	Discharge of condition 13 (surface water drainage scheme) and 15 (drainage management and maintenance plan) of planning permission 14/01815/FUL.	Approved	07.12.2016
16/01113/FUL	Proposed Calor tank compound (6 No. 4,000 litre tanks).	Approved	27.09.2016
17/02055/FUL	Variation of conditions 1,2,3,4,5,6,9 & 10 of planning application 16/00675/FUL to allow for the residential occupation of caravans permitted on the western part of the site.	Refused	09.10.2018

#### 4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

EN1 Landscape Character

ER16 Tourism and Leisure Uses

ER18 Caravan and Chalet Parks

ER19 Extensions to Static Caravans and Holiday Parks

ER20 Occupancy Timescales

QL3 Minimising and Managing Flood Risk

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

PP10 Camping and Touring Caravan Sites

PP11 Holiday Parks

PPL1 Development and Flood Risk

PPL3 The Rural Landscape

SPL1 Managing Growth

SPL3 Sustainable Design

### **Status of the Local Plan**

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 48 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. They raise concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 48 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

## **5. Officer Appraisal**

### **Site Description**

The application site is Saddlebrook Chase Caravan Park, which is located on the western side of Jaywick Lane within the parish of Clacton-on-Sea. The specific area of the site subject to this application is towards to the north-eastern section. The surrounding area is relatively urbanised, with the immediate character dominated by caravans and services associated with the site; to the east and south are large areas of residential development, while further to the north and west are large areas of grassed land.

The site falls adjacent, but outside of, the settlement development boundary of Clacton-on-Sea in the Adopted Local Plan 2007, however falls within in the Emerging 2013-2033 Tendring Local Plan Publication Draft.

### **Description of Proposal**

This application seeks planning permission for 21 additional static holiday caravans with associated parking spaces, which shall be occupied all year round except for between 15 January and 28 February, which is in accordance with the existing static caravans on site.

The proposed works will also see the demolition of a single storey building (formally a concession building) to the north-eastern corner of the site, where Plots 10 and 11 are proposed to sit, and the re-arrangement of the existing car park to create 29 additional spaces, all measuring 5m x 2.5m.

## Assessment

### 1. Principle of Development:

Policy ER19 of the Adopted Tendring Local Plan 2007 states that permission for extensions to existing static caravan and chalet sites will be granted providing:

- a) material improvements to the overall layout, amenity and appearance of the site will be secured;
- b) a landscaping scheme designed to minimise the impact of the extended site on the surrounding landscape to a satisfactory standard is provided;
- c) an effective natural boundary to the extended site such as a tree belt is provided; and
- d) the site is not in an area of high flood risk.

The proposed development will not see a detrimental impact to the existing layout, with the re-arranged car park providing additional parking spaces. The applicant has confirmed the caravans will all be of the same size and design as the existing caravans on site, each accompanied with a parking space. Further, there will be 6m separation distance between the caravans, ensuring the development does not appear cramped.

The submitted Tree Survey and Report demonstrates that there will be a removal of a short section of hedge on the northern boundary, however a replacement hedgerow is to be planted to mitigate against this potential harm. Full details of this will be conditioned as part of this decision. That notwithstanding the site is currently well screened with natural boundaries, and the development is located within these established site boundaries. Therefore there will be a neutral impact to the surrounding landscape. The site is also not located within a recognised flood zone.

The proposal is therefore considered acceptable against the above criterion.

### 2. Impact to Neighbouring Amenities

Policy QL11 of the Saved Plan states that amongst other criteria, 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

As stated previously, a good separation distance is to be maintained between each static caravan, and to all other existing caravans on site. While the caravans to the eastern boundary in particular are closely related to the residential properties to the east of the site, a minimum distance of 6 metres is maintained. Given this and the single storey nature of the development, there is not considered to be such significant harm to existing amenities to justify a reason for refusal.

### 3. Highway Safety

Essex Highways Authority, following consultation, have stated the proposal is acceptable subject to a condition relating to the parking spaces within the vehicle parking area being hard surfaced, sealed and marked out in parking bays. A further condition relating to cycle parking provision was requested; however given the nature of the development it would not be reasonable to include this as a condition.

The plans also show one parking space per additional static caravan, and 29 additional spaces adjacent to plots 17 and 18. These spaces measure 5m x 2.5m, which do not accord with the preferred bay size of the Adopted Parking Standards, but do reflect the minimum, exceptional bay size. However, there is sufficient space to meet these preferred requirements (5.5m x 2.9m) adjacent to each caravan. Given this, and that the other 29 spaces are a benefit to the wider site, it would not be reasonable to object on these grounds.

#### 4. SUDs

The site is located outside of any recognised flood risk areas. ECC SUDs initially objected to the scheme as a drainage strategy had not been demonstrated for the new development, while it had not been shown that the new development would limit its discharge rates to the required rates as shown within the Essex SUDs Design Guide. However, following various discussions ECC SUDs confirmed in a letter dated 9 April 2019 that while the proposal did not fulfil the normal criteria, due to the size of the site and the fact the proposed development will be improving surface water runoff and surface water quality, they removed their previous objections.

#### Other Considerations

Clacton is non-parished so no comments are required.

There have been 10 letters of objection received, with the following concerns:

1. Impact to neighbouring properties;
2. Flooding risks;
3. Loss of trees/hedgerow;
4. Will appear too cramped;
5. Lack of replacement parking spaces;
6. The parking spaces are already in situ and being used, meaning an overall loss of spaces;
7. The 6m separation distance between caravans is not achievable and therefore does not comply with the Model Standards 1989 Holiday Caravan Sites.

In answer to this, points 1, 3, 4, 5 and 6 have been addressed within the main body of the report above. In answer to point 2, the site does not fall within a recognised flood zone and the Environment Agency have no objections. Point 7 is not a material planning consideration and can therefore not be considered as part of the determination of this application. Separate licensing requirements will apply.

#### 6. Recommendation

Approval.

#### 7. Conditions

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

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing numbers 0348-00-010, 0348-00-003 Revision C, 0348-00-004 Revision C and the documents titled 'Flood Risk Assessment Final Report v1.1 April 2019', 'Arboricultural Impact Assessment at Saddlebrook Chase Caravan Park' and 'Design and Access Statement'.

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

- 3 The re-arrangement of the existing car park shall not be open to the public until such time as the vehicle parking area indicated on drawing no. 0348-00-003C, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area and any associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

Reason: To ensure that on street parking of vehicles in the adjoining areas does not occur in the interests of highway safety.

- 4 Prior to the commencement of any above ground works, a scheme of hard and soft landscaping works for the site shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction.

Reason - To enhance the visual impact of the proposed works.

- 5 All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason -To enhance the visual impact of the proposed works.

- 6 No caravan shall be occupied between 14 January and 28 February inclusive in any year but during that period may be used for storage of household effects.

Reason - To ensure that the accommodation remains in holiday use in support of planning policies aiming to encourage tourism and does not become a permanent residential use.

- 7 The caravans shall be occupied for holiday purposes only.

Reason - To ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation.

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

Reason - To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation.

## **8. Informatives**

### **Positive and Proactive Statement**

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.

Areas within the curtilage of the site for the purpose of the reception and storage of building materials shall be identified clear of the highway/carriageway.

