



TO: Planning Committee South

BY: Head of Development

DATE: 18th December 2018

DEVELOPMENT: Erection of a single storey dwelling and stable block with associated bin store and hardstanding - Proposed Gypsy accommodation

SITE: Land East of Coolham Road West Chiltington West Sussex RH20

WARD: Chanctonbury

APPLICATION: DC/18/1488

APPLICANT: Name: Mr and Mrs Wayne Ward Address: C/O 8 Timber Court North Parade Horsham RH12 2BS

REASON FOR INCLUSION ON THE AGENDA: At the request of the Parish Council (who wish to speak at the meeting)

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

- 1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.2 The application has been submitted by an applicant of gypsy lineage and seeks permission to create a permanent pitch for the stationing of a mobile home on the land, along with vehicular access across the site to an area of hard-standing for parking, and a 2-box stable block sited to the western side. The family have strong ties to the local area. A settled life would assist with the applicant's health issues and would provide a stable location for the family, thus enabling the applicant's son to continue to attend local school.
- 1.3 The proposed pitch would be located in the northern area of the site, some 15 metres off the boundary with the ancient woodland to the north, which is also in the applicant's ownership.
- 1.4 An accompanying arboricultural method statement sets out mitigation measures to avoid damage to the tree roots of the boundary trees, and the vehicular access would sweep around the existing orchard trees located in the south-western corner of the site.
- 1.5 The associated stable block would have a footprint of some 7.2m x 3.6m with a ridge of around 3m, clad in timber with black onduline roofing.
- 1.6 The property would be provided with a dedicated bin store area immediately adjacent to the gated entrance.

DESCRIPTION OF THE SITE

- 1.7 The application site comprises a field that is just under 9,000sqm in area. The applicant owns the land and has already installed a simple post and rail fence to create a paddock to the eastern side of the land. Also within the applicant's ownership, but not part of the application site, is an adjacent area of Ancient Woodland to the north.
- 1.8 The application site is accessed off Coolham Road via a shared vehicular access track, in use by neighbouring land parcels, and a simple galvanised 5-bar gate, which leads to the application site.
- 1.9 Although the site is currently open and reasonably flat, it is well-defined on all sides by established field boundaries, including substantial tree cover along the east, west and north sides. Views of the site are therefore mere glimpses caught when travelling along the Coolham Road that lies alongside the western boundary, with no adjacent public access rights of way.
- 1.10 The site lies some 770 metres (as the crow flies) north of the settlement boundary of Thakeham, and about 140 metres south of the nearest residential property and a cluster of some 7 properties. To the east of the site lies Dukes Farm, which has recently secured permission by way of Agricultural Notification to erect a new barn for agricultural purposes. The wider landscape character to the site appears to have evolved over the last 10 years, with smaller land parcels being used for small-holding purposes rather than as part of larger agricultural farming operations.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

- 2.2 The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015)

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 21 - Strategic Policy: Gypsy and Traveller Sites Allocations
- Policy 22 - Gypsy and Traveller Sites
- Policy 23 - Strategic Policy: Gypsy and Traveller Accommodation
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 29 - Equestrian Development
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 40 - Sustainable Transport
- Policy 41 - Parking
- Policy 42 - Strategic Policy: Inclusive Communities

2.4 Supplementary Planning Guidance:

- Gypsy, Traveller and Travelling Showpeople Draft Site Allocations Development Plan Document (DPD) - Preferred Strategy
- Thakeham Parish Design Statement (2002)

RELEVANT NEIGHBOURHOOD PLAN

2.5 Thakeham Neighbourhood Plan – Made January 2017

Policy 1: Spatial Plan for the Parish

Policy 6: Design

Policy 8: Sub-division of Agricultural Land

Policy 9: Development in the Countryside

Policy 10: Green Infrastructure and Valued Landscapes

PLANNING HISTORY AND RELEVANT APPLICATIONS

2.6 The most recent and relevant planning history relating to the site is as follows:

DC/12/0194	Retention of stock fencing and gate to boundaries of existing access route	Application	Permitted on 21.03.2012
DC/10/1598	Retention of stock fence and gate (plot P)	Application	Permitted on 04.10.2010

3. OUTCOME OF CONSULTATIONS

3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

INTERNAL CONSULTATIONS

3.2 **HDC Strategic Planning:** Comment.

- Proposal would meet the terms of HDPF policy 2 by providing housing for a member of the Gypsy community, so according with Policy 2(10).
- The application (for the stationing of a caravan) would accord with Policy 23(1 a, b, c). It is not considered, however, that the site is near enough to settlements with services and facilities to accord with Policy 23 (1d) (e.g. the site is approximately 1,400m by road from Thakeham First School). The Case Officer should seek comments from the Senior Landscape Architect in respect of Policy 23 (1e).
- If the proposal were for a gypsy pitch for the stationing of a conventional caravan then the site location would accord with Policy 42(5).
- After a site visit, the Case Officer would be best placed to assess whether the scheme would accord Policies 32, 33, 40, and 41.

3.3 **HDC Arboricultural Officer: Holding Objection.**

- No trees of particular merit at the site are required to be removed to facilitate these plans.
- The retained trees are protected under the plans submitted by MWA Arboriculture, and these are in compliance with BS 5837 'Trees in relation to design, demolition, and construction - Recommendations' (2012) and are accordingly satisfactory.
- A key concern is that there is an area to the north of the site registered within the Revision of the Ancient Woodland Inventory for West Sussex (*January 2010*). As such, it is imperative – and required under the NPPF (*National Planning Policy Framework*) – that proposed adjacent construction is provided with a buffer zone of at least 15m in width, as per the Natural England publication Ancient woodland and veteran trees: protecting them from development (*4th January, 2018*). I note on the amended site plan (*Revision B, received 3rd October 2018*) that the position of the proposed house has been set at 15m from the edge of the ancient woodland (AW) area to the north, and this is a positive move. However, the specific wording of the Standing Advice in regard to buffer zones is that they should leave an appropriate buffer zone “*of semi-natural habitat*” between the development and the AW. From the look of the proposed site layout, this does not appear to have been provided; instead, the 15m width between the proposed house and the AW boundary is simply included as part of the residential garden to the plot. This is non-compliant with the requirements of the Standing Advice, and, thereby, with the NPPF; an objection is registered.
- This problem could be readily obviated by the simple expediency of moving the siting of the footprint of the dwelling slightly further to the south, and including a fenced off area to the north, of 15m in width, retained as a ‘semi-natural habitat’ and not part of the garden area to the residence. As I have no other arboricultural issues with the scheme, this would allow my objection to be withdrawn.
- Provision of this area as a fenced area, and not part of the overall amenity space / garden, could also address this.

OUTSIDE AGENCIES

3.4 **WSCC Highways: Comment.**

- West Susses County Council, in its role as Local Highway Authority (LHA) was previously consulted on this application where concerns over parking and turning areas were raised, and these comments take into account amendments.
- The applicant is required to obtain the relevant permissions from the proprietor of the private access road before any works to construct the new access are commenced.
- The plans show a gate is to be located at the end of the access road. The LHA would recommend that the applicant locate the gate at least 5m back from the edge of the access road to ensure that there is sufficient space for a vehicle to wait off the road while the gate is operated.
- The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at the junction between Coolham Road and the private access road. There is no evidence to suggest that the junction is operating unsafely, or that the increase of one dwelling and stables would exacerbate an existing safety concern.
- The applicant has submitted a new plan showing an increased turning area. The LHA anticipates that the larger turning area would provide sufficient turning space for a horsebox.
- The LHA does not consider that the proposal for a new dwelling and stables would have ‘severe’ impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal. If the Local Planning Authority (LPA) are minded to approve the application the LHA would ask that a conditions is secured to ensure adequate parking and turning is provided on site prior to occupation.

3.5 **Southern Water: No Objection.**

- Water Trunk Main located alongside development site (under / adjacent to Coolham Road), so its location must be determined by the applicant before layout of the proposed development is finalised.
- All existing infrastructure to be protected during the course of construction works and no excavations, mounding or tree planting works to be carried out within 6m of the public water main without consent from Southern Water.
- The applicant should consult directly with the Environment Agency regarding the use of a septic tank drainage to sub-soil irrigation.

3.6 **Forestry Commission: Comment.**

- Ancient woodland is an irreplaceable habitat.
- National Planning Policy Framework paragraph 118 states:
'planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss'.
- The Forestry Commission is a non-statutory consultee on developments in or within 500m of ancient woodland.

PARISH COUNCIL

3.7 **Thakeham Parish Council: Objection.**

- Council welcomes the HDC policy conclusion that the proposal does not meet the criteria of HDPF policy 23 sufficiently to outweigh the conflicts with other HDPF policies.
- Conflict with TPNP policies 1 (Spatial Plan), 8 (Subdivision of agricultural fields), 9 (Development in the Countryside).
- No pedestrian access to the site.
- B2139 has 60m.p.h speed limit at this location and is very narrow – Existing agricultural access is infrequently used and inherently dangerous with poor visibility and inadequate splays.
- Residential access at this point would greatly increase accident risks.
- Since 2005 Parish Council records show 8 separate RTA incidents requiring police and / or ambulance attendance at or near this point at Dukes Hill, including an air ambulance following an incident in 2011.
- The site is not supplied with water, power, sewerage, appropriate drainage or waste disposal facilities.
- Lack of proximity between the site and schools (nearest being Rock Road- 3.5km, West Chiltington Primary – 2.8km) – no public transport in this location in any direction.
- Agricultural location in this area already subject to problematic level of sub-division – extra dwelling in this location would exacerbate the problem and have a significantly detrimental impact on the countryside landscape character of the area.

PUBLIC CONSULTATIONS

3.8 Five representations have been received supporting the proposal for the following reasons:

- Land has been cleared and well maintained to improve overall appearance, drainage ditches cleared – secluded and not visible from the road.
- Proposed development would blend in with background / woodland setting.
- Modest proportions of development proposed.
- Land already provided with water and electricity.
- Small family dwellings needed in the village.
- Adjacent houses along Coolham Road including a cattery, some cottages and a farm.
- Policies should operate flexibly to accommodate special needs of individuals, such as annexes for disabled family or elderly parents – including special circumstances of the applicant wishing to provide a safe environment for his son.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Background

- 6.1 The Council has recently successfully defended appeals against the refusal of planning permission for settled gypsy accommodation on land at Whiteoaks near Small Dole (ref: DC/17/1375) and at Millers Mead in Nuthurst (ref: DC/17/2534). As part of these appeal decisions the Inspector noted that the wording and objectives of Policy 23 of the HDPF are consistent with the new NPPF, and that while the unmet needs within the District for residential sites for Gypsies, Travellers and Travelling Showpeople was a consideration of significant weight, it did not automatically trigger the 'tilted balance'. Accordingly, the decisions were made in accordance with the development plan.

Principle of Development

- 6.2 The NPPF seeks to foster 'sustainable development' which includes a social objective, in seeking to ensure that sufficient number and range of homes can be provided to meet the needs of present and future generations. In considering the provision of rural housing, the NPPF advises that decisions should reflect local needs. To be read alongside the NPPF, paragraph 27 of the 'Planning Policy for Traveller Sites' (PPTS) states that if a local planning authority cannot demonstrate an up-to-date 5 year supply of deliverable sites; this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission.

- 6.3 The application site is located within a countryside location which is afforded a significant degree of protection by Policy 26 of the HDPF and by policy 'Thakeham1' of the Thakeham Neighbourhood Plan (TPNP). The TPNP also sets out an objective to 'safeguard the best and most versatile agricultural land for sustained food production', with policy Thakeham8 stating that development on agricultural land subdivided into holdings of less than 0.4 hectares and involving the erection of small structures will be resisted. However, the Planning Policy for Traveller Sites (PPTS) implicitly accepts that gypsy and traveller sites may be located in rural areas, albeit that the PPTS does indicate at paragraph 25 that development in open areas, or outside areas allocated in the development plan, should be strictly limited. It is therefore considered that subject to detailed landscape character considerations the location of the site within the countryside, and the resulting conflict with the above policies, would not, in itself, justify a refusal of planning permission.

- 6.4 Policy 21 of the HDPF, 'Gypsy and Traveller Site Allocations', makes provision for 39 net additional permanent residential pitches for Gypsies and Travellers within the period 2011-2017 in order to fulfil the backlog of unmet need identified through the Council's current Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (2013). The policy confirms that Horsham District Council will make provision for further pitches over

the rest of the Plan period from 2017 to 2031 in a Site Allocations DPD. A number of sites allocated through Policy 21 of the HDPF have though yet to come forward and therefore the Council is currently unable to demonstrate an up-to-date 5-year supply of deliverable sites. This shortfall in pitches is a consideration of significant weight in the determination of this application.

- 6.5 The application site is not specifically allocated as a Gypsy and Traveller site in the HDPF. Policy 23 of the HDPF sets out the criteria that the Council will take into account in considering planning applications for gypsy accommodation on non-allocated sites (for clarity these criteria will be referenced throughout the assessment section of this report).
- 6.6 Criterion (d) of Policy 23 of the HDPF indicates that whether the site is located within a reasonable distance of a range of local services and community facilities, in particular schools and essential health services, should be taken into account in decision making. The nearest settlement is Thakeham which is approximately 980 metres to the south, accessed via a narrow country road with no footways. Thakeham is identified by Policy 3 of the HDPF as a 'smaller village' where residents are reliant on larger settlements to access most of their requirements. This is though noted to be common for all recently constructed development in Thakeham, including that at the current Abingworth development site. The Abingworth development includes provision for new services within the village, including sports facilities, community hall, a retail store and a nursery, all of which are in the process of being provided. These would be available within a short driving distance of the site to meet the needs of occupiers. There are however no immediate health services or schools in Thakeham itself to serve the development.
- 6.7 More locally, the 'Made' Thakeham Parish Neighbourhood Plan sets out an objective to 'safeguard the best and most versatile agricultural land for sustained food production'. At the same time, the TPNP recognises that there has been a recent increase in the subdivision of agricultural land into small plots, particularly referencing plots along Bramble Lane and Dukes Rough. Policy 8 of the TPNP considers these plots to be artificially small so as to not constitute agricultural units any longer and therefore do not support the needs of agricultural in terms of the HDPF policies 25 and 26. Officers note that the application site has not been subject to the sub-divisions referred to at Bramble Lane or Dukes Rough. The southern boundary to the plot was created in 2012 when an access route was created to an adjacent land holding to the east of the site. Since then it would appear the site has not been actively farmed and therefore, Policy 8 of the TPNP is not considered to be entirely relevant in this instance.
- 6.8 Overall, it is considered that the distance of the site from Thakeham and the absence of health facilities and schools in the village is a concern such that the proposal would not fully comply with Policy 23(d). The scale of development is though not at a level which would 'overdominate' the character and scale of Thakeham, whilst there are no significant barriers to development on the site, with no issues identified in respect of flooding, drainage, ground stability or contamination. As such there is no conflict with criterion (a) of Policy 23 of the HDPF. The highway impacts, and whether safe and convenient pedestrian access is available (criterion b); servicing arrangements (criterion c); and landscape impacts (criterion e) are considered elsewhere in this report.
- 6.9 A significant material consideration in the determination of this application are the individual circumstances of the applicant and his immediate dependant family. The applicant has raised a number of extenuating personal circumstances in the submission which add significant weight to the granting of planning permission. In particular a direct dependant relative has a number of special needs which require specialist attention and which makes relocating from the area extremely undesirable. It is considered that these personal circumstances are of a nature and degree that outweigh the limited conflict with Policy 23(d) of the HDPF with regards the location of the site. It would therefore be recommended that if permission be

granted any planning permission should be made personal to the applicants. A condition to that effect is recommended accordingly.

Landscape Character

- 6.10 Criterion (e) of Policy 23 of the HDPF states that development proposals for gypsy and traveller accommodation should not have an unacceptable impact on the character and appearance of the landscape, and should be sensitively designed to mitigate any impact on its surroundings.
- 6.11 Whilst it is noted that the application site lies in a rural location, it has a very enclosed character that leads to the site being nestled against three well-defined vegetated boundaries with a resulting minimal visual impact on the public realm. Furthermore, there are limited long-range or even short-range views of the site, which are appreciated as part of the wider landscape setting, again owing to its site character and location adjacent to woodland pockets and well-defined field boundaries.
- 6.12 The proposal would result in a very minimal physical impact on the wider character and openness of the rural area, owing to the location, scale and external appearance of the scheme. Furthermore, the quantum of development across the site, comprising one mobile home and a two-block stable, would be modest.
- 6.13 Therefore, there would be no adverse visual harm to the site or the wider countryside setting arising as a result of the limited physical development on the site, which is to be set close to the site's northern and western boundaries. Development on this plot of land would not adversely affect wider landscape qualities that prevail in this location, nor would the proposal affect high quality, versatile agricultural land or a green and open space that contributes to recreational purposes.

Trees and Landscaping

- 6.14 The applicant's ownership of the adjacent Ancient Woodland is noted and providing a residential property adjacent to the site would allow management of the area by way of proximity. The location of the property, a clear 15 metres off this ancient woodland area, provides an acceptable buffer zone, and the provision of an enclosure to maintain development does not encroach into this area would secure an adequate level of protection for the future of the ancient woodland. It is therefore considered that the proposal would accord with the provisions of Policy 31 of the HDPF which seeks to support development which retains, enhances and maintains existing networks of green infrastructure and habitats.

Impact on Residential Amenity

- 6.15 HDPF policies 23 and 33 of the HDPF requires consideration be had to the resulting amenities of neighbouring occupiers of nearby land and property, for example, through overlooking or noise.
- 6.16 The site is some 140 metres distant from the nearest residential property to the north. Therefore, it is not considered that the scheme as proposed would have an adverse impact on the privacy or amenity of the occupiers of the neighbouring residential properties.

Highways Impacts

- 6.17 Criterion (b) of Policy 23 of the HDPF requires that sites for gypsy and traveller accommodation are served by a safe and convenient vehicular and pedestrian access, and that proposals should not result in significant hazard to other road users. This is supported by policies 40 and 41 of the HDPF which require, amongst other matters, safe and suitable

vehicular access and adequate parking facilities. Chapter 9 of the NPPF sets out that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network are severe'.

- 6.18 As set out in the 'principle' section of this report, the site is realistically only accessible by car given the absence of a footway on the narrow Dukes Hill road. Furthermore, there are no public transport services of note to connect the site to surrounding settlements. As such the site does not fully comply with criterion (b) of Policy 23 of the HDPF. The proposal would though be served by an established agricultural vehicular access point onto Coolham Road and the scale of the development would not result in a material increase in traffic on the public highway network of highway safety issues. In terms of proposed parking levels, the development would provide for parking and turning space within the property for at least two vehicles. Whilst the absence of safe pedestrian access to the site is a concern, it is noted that the applicant's personal circumstances would lend them unlikely to require pedestrian accessibility, thereby muting the identified conflict with Policy 23(b) of the HDPF.

Conclusions and Planning Balance

- 6.19 The site's location within the countryside and limited proximity to local services have been taken into account, along with the sites limited accessibility by non-car modes and likely additional increase in vehicular movements to/from the site. The development would not dominate the wider pattern of development in this area, nor lead to harm to the rural character and nature of the locality. Whilst the location of the site and its linkages by non-car modes to Thakeham do not fully comply with Policy 23 (b) and (d) of the HDPF, in this instance the applicant has set out a number of extenuating personal circumstances which are considered sufficient to outweigh this conflict. Accordingly, and subject to a condition making the development personal to the applicant, the proposed development is considered acceptable and is recommended for approval.

7. RECOMMENDATIONS

- 7.1 To approve planning permission subject to conditions

1 **A list of the approved plans**

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

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

- 3 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 4 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, details of all new boundary treatments and site fencing shall have been submitted to and approved in writing by the Local Planning Authority, including the boundary to provide the buffer zone to the adjacent Ancient Woodland. The site shall not be occupied (or use hereby permitted commenced) until the boundary treatments associated with the permitted use have been implemented

as approved. The boundary treatments shall thereafter be maintained in accordance with the approved details.

Reason: In the interests of visual and residential amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the car parking spaces, turning and Access necessary to serve it have been constructed and made available for use in accordance with approved drawing number [Site Plan rev B - 3rd October]. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** No dwelling hereby permitted shall be first occupied (or use hereby permitted commenced) unless and until provision for the storage of refuse and recycling has been made for that dwelling in accordance with drawing number [Site Plan - rev B 3rd October]. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.

Reason: In the interests of amenity and in accordance with Policy 33 of the Horsham District Planning Framework 2015

- 8 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement dev180814-326 and MWA-TPP-001 dated 17.08.18.

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** No more than 1 static caravan or mobile home, and no more than 1 touring caravan, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (or any Act revoking or re-enacting these Acts), to be stationed on the site at any time.

Reason: To avoid an overcrowded appearance and to secure satisfactory standards of space and amenity in accordance Policy 33 of the Horsham District Planning Framework (2015).

- 10 **Regulatory Condition:** This permission does not authorise use of the land as a caravan site by any persons other than Gypsies and Travellers, as defined in Annex 1 of Planning Policy for Traveller Sites (Department for Communities and Local Government 2015).

Reason: To enable the Local Planning Authority to control the use of the site and in accordance with Policies 21, 22 and 23 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** Any touring caravans shall not be occupied by any person at any time whilst on the application site.
- Reason: To enable the Local Planning Authority to control the use of the site and in accordance with Policy 21, Policy 22 and Policy 23 of the Horsham District Planning Framework 2015.
- 12 **Regulatory Condition:** The stables hereby permitted shall not be used for commercial purposes or in connection with any form of riding or livery establishment.
- Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development and in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 13 **Regulatory Condition:** No industrial, commercial or business activity shall be carried on from the site, including the storage of materials.
- Reason: In the interests of amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 14 **Regulatory Condition:** The residential use hereby permitted shall be carried on only by Mr and Mrs Wayne Ward (aka Elaine Church) and their immediate dependent family and by no other person or persons.
- Reason: Due to the special circumstances of the case and in accordance with Policy 23 of the Horsham District Planning Framework (2015).
- 15 **Regulatory Condition:** When the land ceases to be occupied by the persons named in condition 14, the use hereby permitted shall cease and any caravans, vehicles, trailers, structures, materials and equipment (including all areas of hardstanding and sanitary equipment) brought onto the land in connection with the use, save as otherwise permitted, shall be permanently removed. Within two months of that time, the land shall be restored to pasture land.
- Reason: In granting permission the Local Planning Authority have had regard to the particular circumstances relating to the proposal and in order to accord with Policy 23 of the Horsham District Planning Framework (2015).

Background Papers: DC/18/1488