
Appeal Decision

Site visit made on 16 August 2021

by Robert Parker BSc (Hons) Dip TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29 September 2021

Appeal Ref: APP/C1435/W/20/3265476

Deanland Wood Park Ltd, Deanland Road, Golden Cross, Chiddingly BN27 3RN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr John Sargeant of Deanland Wood Park Ltd against the decision of Wealden District Council.
 - The application Ref WD/2020/0361/MAJ, dated 13 February 2020, was refused by notice dated 9 October 2020.
 - The development proposed is change of use of land at existing retirement park to site 105 additional park home caravans for people over 50 years old, together with associated footpaths, roads, car parking, tree planting, landscaping, amenity and wildlife areas, two tennis courts, drainage ditches, SUDS and wildlife ponds, and a new health club with indoor pool, changing rooms and a small gym, and provision of a 24-hour on-call carer service.
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Decision

1. The appeal is allowed and planning permission is granted for change of use of land at existing retirement park to site 105 additional park home caravans for people over 50 years old, together with associated footpaths, roads, car parking, tree planting, landscaping, amenity and wildlife areas, two tennis courts, drainage ditches, SUDS and wildlife ponds, and a new health club with indoor pool, changing rooms and a small gym, and provision of a 24-hour on-call carer service at Deanland Wood Park Ltd, Deanland Road, Golden Cross, Chiddingly BN27 3RN in accordance with the terms of the application, Ref WD/2020/0361/MAJ, dated 13 February 2020, subject to the conditions set out in the attached schedule.

Application for costs

2. An application for costs was made by Deanland Wood Park Ltd against Wealden District Council. This application is the subject of a separate decision.

Procedural Matters

3. Amended plans were submitted during the application process. The Council made its decision against those plans and I have determined the appeal on the same basis.
4. A signed Section 106 agreement (S106) was submitted during the appeal process. This secures a contribution towards off-site affordable housing and the provision of a travel plan. I shall return to this later in my decision.

5. After the Council's decision, a revised National Planning Policy Framework ('the Framework') was published. The main parties have been given the opportunity to comment on the implications for the appeal.

Main Issues

6. The main issues are:
 - a) whether residents of the proposed development would have suitable access to services and facilities without undue reliance on the private car and whether any trips generated by private car would give rise to material planning harm;
 - b) the effect of the proposal on the landscape character of the area; and
 - c) whether, having regard to my findings on the above issues and any other relevant factors, there are material considerations to outweigh the conflict with the development plan in relation to the location of new housing.

Reasons

Policy background

7. The development plan comprises the Wealden Core Strategy Local Plan (2013) (WCSLP) together with saved policies from the Wealden Local Plan 1998 (WLP). Policy SPO3 of the WCSLP stipulates that the majority of new housing will be accommodated within, or as sustainable extensions to, existing towns, while allowing for limited growth within those villages capable of accommodating development in a sustainable fashion. WCSLP Policy SPO7 encourages reduction of the need to travel by car by concentrating development where it can most closely relate to public transport opportunities and maximise use of other sustainable transport modes.
8. The WCSLP uses a settlement hierarchy as the basis for its spatial strategy. Deanland Wood Park is not listed within this hierarchy, meaning that it is not considered to be a sustainable location for new residential development. The nearest designated settlement is Ripe which is identified as a Neighbourhood Centre, defined as a 'settlement with facilities but poor accessibility or access only to a service or local centre'. The next nearest designated settlement is the District Centre of Hailsham, this being a town with significant service provision.
9. Policy GD2 of the WLP restricts development outside of development boundaries unless it complies with specific policies of the plan. WLP Policy DC22 takes a restrictive approach to residential mobile homes in the countryside, limiting development to temporary mobile homes for rural enterprises and the rationalisation of existing residential mobile home sites where significant environmental benefits would result. The expansion of existing residential mobile home sites is not supported by Policy DC22.
10. The appeal site lies outside of development boundaries, away from settlements identified in the settlement hierarchy as being suitable for housing growth. The proposal would therefore conflict with the development plan's spatial strategy and a grant of planning permission would need to be justified by other material considerations.

Trip generation and accessibility to services and facilities

11. The appeal site predominantly comprises a field adjoining Deanland Wood Park, an established residential mobile home park comprising 397 units. Residents of the proposed development would have access to a range of existing facilities within the site, comprising a pub/restaurant, grocery shop with Post Office, doctor's surgery¹, social centre², snooker club, laundrette and bowling green. There is also an outdoor swimming pool but this is currently closed. The proposal makes additional provision for a health club containing an indoor pool and gym, together with a pair of tennis courts.
12. Deanland Wood Park is on a number of bus routes which stop in the main car park alongside a covered seating area. The services are infrequent, but there are several buses to Hailsham and Lewes on a weekday and I understand that these are well used. The limited timetable and absence of weekend services mean that public transport is not a realistic alternative to the private car, but residents do at least have an opportunity to make certain journeys by bus and this is sufficient to comply with WCSLP Policy SPO7. Although the bus services do not reflect the ordinary times for commuting to work or school, this is not likely to be an issue for a retirement community. Data supplied by the appellant shows that the average age of buyers is 68 at the time of purchase.
13. That said, the probability is that many future residents would choose to own a car for leisure trips and to access those services and facilities that are not available on site. The Council is concerned that this would lead to an unacceptable level of additional trip generation. Empirical evidence from traffic surveys demonstrate that the existing park homes give rise to a low volume of traffic, lower than would be expected from a standard residential development. Predictions based on established travel patterns are robust and these indicate that there would be a maximum of 27 two-way trips in the busiest hour (10:00-11:00) and 13 two-way trips in the 'standard' AM and PM peak hours. This reflects the fact that many residents will be retired.
14. The proposal would not provide the same degree of access to services and facilities by sustainable transport modes as some other settlements in the hierarchy. Nevertheless, Deanland Wood Park provides a good level of self-sufficiency for its day-to-day needs, with residents enjoying a much better range of facilities than any other recognised local village in the area. Taken in the context of a retirement community where the provision of facilities and social activities is an integral part of the offer to residents, this is a relatively sustainable location. The scheme would generate some trips by car, but this would be modest for the scale of the development, and the Highway Authority accepts that the additional vehicle movements can be accommodated on local roads without detriment to the operation of the highway network.
15. The S106 secures the implementation and monitoring of a travel plan which would aim to promote sustainable transport choices. Furthermore, the appellant has indicated a willingness to accept a condition requiring the provision of a charging point for each home for plug-in and ultra-low emission vehicles, in line with paragraph 112 of the Framework. Both of these factors weigh in favour of the scheme.

¹ The doctor's surgery has limited opening hours

² The social centre currently hosts a wide range of daily, fortnightly and monthly activities

Landscape character

16. The site is located in the Low Weald where Policy EN8 of the WLP seeks to protect the low rolling agricultural character of the landscape. The policy states that particular regard will be had to areas of unspoilt and remote countryside; the setting of settlements; areas on the fringe of adjacent statutorily designated landscapes; the retention of woods, boundary trees and hedges; and attractive vernacular buildings and groups of buildings.
17. The Wealden Landscape Character Appraisal locates the site within Character Zone D4. This identifies the caravan park as a human influence and draws attention to the small pockets of woodland, strong network of hedgerows at field boundaries and tall, mature trees lining road corridors. The latter limit views across adjacent fields. Based on my observations at the site visit, this is an accurate summary of the local landscape character.
18. The main body of the site comprises an open field immediately adjoining the existing mobile home park. The site wraps around an area which has extant permission for 26 park homes and it has a treed frontage onto Deanland Road. There are established hedges and mature trees along the south-western and south-eastern field boundaries. The topography is noticeably flat and there is a public footpath (CR18) running across the site from east to west. The submitted Landscape and Visual Appraisal identifies this footpath as the main visual receptor with high sensitivity. Users of other footpaths in the area and Deanland Road have restricted views into the site due to the screening effect of vegetation. The occupants of a dozen or so mobile homes within Deanland Wood Park enjoy an outlook across the site.
19. The proposal would result in the direct loss of the open agricultural field to development. The site layout incorporates existing mature trees and hedgerows and new planting would reinforce the boundaries with adjacent countryside. A significant amount of landscaping is proposed within the development itself and this would assist in creating a high quality environment and assimilating the single-storey park homes into their surroundings. The layout would be effective in mitigating adverse impacts on footpath users and creating a pleasant outlook for existing residents.
20. It is a material consideration that permission³ has already been granted for a development of mobile homes in the northern corner of the field, adjacent to Deanland Road. That scheme required the creation of a new and somewhat arbitrary landscaped boundary with the retained section of field. The appeal scheme contains more extensive internal landscaping and uses established field boundaries to provide better visual containment.
21. Applying the criteria within WLP Policy EN8, this is not a remote or unspoilt part of the countryside given its proximity to the existing mobile home park. Deanland Wood Park is not a settlement in its own right, but even if it were, the proposed development would represent an appropriate expansion of the Park by replicating its character and softening the landscaped interface with the countryside. The proposal does not fall on the fringe of a statutorily designated landscape and it would retain existing woods, boundary trees and hedges. There would also be no impact upon any vernacular buildings.

³ Refs WD/2016/1548/MAJ & WD/2018/2736/MAJ

22. The development would require some external lighting, particularly for the internal roadways. The level of landscaping within the site and on the outer boundaries means that any light spill would be limited. Nonetheless, a condition could be imposed to secure low level, hooded and directional lighting. This approach would accord with the recommendations of the submitted ecology report in relation to bats. I note that the site falls outside of the designated South Downs National Park Dark Sky Zones.
23. I conclude that there would be no significant adverse effects on the landscape character of the Low Weald. There would be some localised adverse impacts, arising principally through the loss of the field to development, but these would be largely mitigated using careful layout and new planting. Any residual harm would be minor in the longer term once the landscaping has matured. For this reason, I find that there would be no significant conflict with WLP Policy EN8.

Other Matters

24. A detailed Phase 1 ecology survey did not identify any habitats of importance on the site. Subsequent survey work in relation to bats and great crested newts concluded that these species would not be harmed by the development, but suitable mitigation and enhancement measures can be secured through appropriate planning conditions. The existing grassland within the site is species-poor and the significant quantity of new planting being proposed within the site would create a net gain for biodiversity.
25. The proposal includes a detailed indicative scheme for the surface water drainage of the site. This scheme uses sustainable drainage (SuDS) principles but is reliant upon discharge to a watercourse which will require a formal application under a different consenting regime. I have seen no evidence of any technical or capacity issues which would rule out the preferred solution. Consequently, it is reasonable to deal with this matter by means of a negatively worded planning condition. This would prevent flooding of the site and ensure that any local flooding issues are not exacerbated.
26. Concerns have been raised over the potential for the site to be contaminated by its former use in connection with RAF Deanland (now Deanland Airfield). This is not a matter raised by the Council's public protection consultee and there is no substantive evidence to demonstrate that buried ordnance is likely to be an issue on the site.
27. I have noted the comments over the environmental performance of mobile homes. However, the proposed units would be factory assembled and compliant with the relevant British Standard for residential park homes. The fact that the homes would not be of traditional bricks and mortar construction would not be a reason to dismiss the appeal.
28. I have taken account of all other issues raised, including the capacity of utility infrastructure, the loss of agricultural land for food production, impacts upon views across the field from existing properties, potential security issues arising from the public footpath through the site and the number of homes for sale at Deanland Wood Park. However, based on the information before me, none of these matters would justify dismissing the appeal.

Section 106 Agreement

29. WCSLP Policy WCS8 requires new housing developments to provide affordable housing equivalent to 35% of the total number of dwellings being proposed. However, the policy makes provision for a commuted sum in exceptional circumstances. In this case, it is clear that a Registered Social Landlord would be unlikely to take on the mobile homes and therefore a financial contribution is appropriate. The policy provides flexibility for viability considerations and the parties have agreed the S106 contribution with this in mind.
30. The Framework only requires a travel plan for developments that will generate significant amounts of movement. That is not the case for this appeal, but the appellant has offered a travel plan to deliver sustainable transport objectives. The travel plan would help to minimise trip generation by private car and therefore it would serve a useful planning purpose. The Council has provided no information to justify the Travel Plan Audit Fee, but the figure does not strike me as excessive, bearing in mind that the County Council will have an ongoing responsibility to respond to monitoring reports.
31. Overall, I consider that the planning obligations within the S106 are necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development. Accordingly, they meet the tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010, as amended.

Planning Balance

32. The Council concedes that it is unable to demonstrate a 5 year supply of deliverable housing sites, in line with the requirements of the Framework. Its assessment, following publication the latest Housing Delivery Test results which require a 20% buffer, is that there is a 3.28 year supply. This is a best case scenario as the appellant contends that there are sites within the Council's supply that do not meet the Framework definition of 'deliverable'.
33. Paragraph 11 d) of the Framework states that where the requisite land supply does not exist, permission should be granted unless: (i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or (ii) any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. It is common ground that the proposal would not affect any area or assets of particular importance, and therefore it is the second limb of the test which applies.
34. One objector suggests that the 'tilted balance' does not apply because the proposal does not involve provision of housing in the conventional sense. I disagree with this assertion; the proposed park home caravans would occupy permanent plots and they would be dwellings in the sense that they would afford their occupants with the facilities required for day-to-day private domestic existence. As such, they would contribute to the supply of housing.
35. The proposal for 105 residential mobile homes would make a significant contribution to the supply of housing in the District. Although not constructed of traditional bricks and mortar, the new homes would be of good quality and they would be set within an attractive residential environment. The evidence before

- me, including from the Council's Strategic Housing Market Appraisal, demonstrates that there is a high need for homes suitable for older person households. The proposal would address this need by delivering lower cost, single level accommodation for independent living which would facilitate downsizing and the release of family housing onto the market.
36. The Government's objective, set out within Framework paragraph 60, is to significantly boost the supply of homes. It is clear from the evidence that there is an acute shortfall in housing supply within Wealden and a pressing need for older persons' housing. I have therefore attached the benefits of housing delivery very substantial weight. I have also attached great weight to the scheme's contribution to providing affordable housing; the District has a significant shortfall of affordable housing and the S106 contribution of almost £900,000 would assist Registered Social Landlords in meeting the demand.
37. The proposed health club, tennis courts and amenity areas would enhance the health and wellbeing of existing residents at Deanland Wood Park and this represents a social benefit of granting permission. Although there is no substantive evidence to indicate that existing shops and services at Deanland Wood Park would fail in the absence of the appeal scheme, additional residents would provide support through local household spending, thereby enhancing the vitality of the rural community in line with paragraph 79 of the Framework. This carries moderate weight in favour of the scheme.
38. The proposal would include extensive landscaping, wildlife and amenity areas and a number of SuDS ponds. These would provide numerous opportunities for ecological enhancement and I have attached this environmental benefit a moderate amount of positive weight.
39. The description of development includes provision for a 24-hour on-call care service. Such a service would benefit existing residents, and would increase the attractiveness of the site to prospective occupants of the scheme. However, it is not a land use consideration per se and would be difficult to secure by means of condition in any event. I have given this minimal weight in the overall balance.
40. Against the benefits I must weigh the harms. The proposal would have localised adverse impacts in landscape terms but mitigation is proposed and the residual long term effects would be minimal. Likewise, there would be a degree of environmental harm arising from additional trips by private car but the scale of the harm would be modest. Overall, the combined harms would not be sufficient to significantly and demonstrably outweigh the benefits.
41. The extent of the housing shortfall in Wealden is such that I have attached limited weight to the conflicts with WCSLP Policy SPO3 and WLP Policies GD2 and DC22. These policies are out-of-date. Applying paragraph 11 d) of the Framework, the proposal benefits from the presumption in favour of sustainable development and this is an important material consideration which outweighs the conflict with the development plan in respect of the site's location outside of development boundaries. Consequently, I find that a grant of planning permission is warranted.

Habitat Regulations Assessment

42. The report to committee set out an assessment of the potential impacts on European protected sites, notably the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC). The qualifying feature of the SPA is the concentration of Dartford warbler and European nightjar. The principal threat to these ground nesting birds is through recreational disturbance. However, visitor surveys carried out for the Council demonstrate that it is residents living within 7 km of the Ashdown Forest who are likely to visit it. The appeal site lies beyond this radius and as such the evidence does not provide a pathway of effect for recreational disturbance.
43. The qualifying features of the SAC are the presence of dry heath, North Atlantic wet heath and great crested newts. The heathland habitats are particularly sensitive to changes in air quality. Exceedance of critical values for air pollutants may, through changes to the chemical substrate, cause the loss of typical heathland species. The potential for adverse effects from vehicle emissions has been explored as part of the process of preparing a new local plan⁴ and Natural England is satisfied that the quantum of growth being proposed would not harm the integrity of the SAC. The appeal scheme is substantially smaller and therefore the same conclusion would apply.
44. Based on the available information, the proposal would not have a likely significant effect on European sites, either on its own or in combination with other plans and projects. Appropriate assessment is not required.

Conditions

45. I have considered the Council's list of suggested conditions against the tests set out in paragraph 56 of the Framework and the Planning Practice Guidance. Where necessary, I have adjusted the wording to improve precision and enforceability.
46. In addition to the standard commencement condition, I have attached a condition specifying the approved plans to provide certainty. The application seeks planning permission for 105 park home caravans for people over 50 years old. The proposal was considered on that basis, including in relation to the trip generation impacts and the need for older persons' housing, and therefore it is necessary to impose conditions to define the scope of the permission. I am satisfied that a condition restricting occupancy of the caravans to persons over 50 years of age would pass the six tests. The Council has raised concerns over enforceability, but it has the discretion to consider expediency in relation to temporary staying visitors (such as grandchildren for example).
47. To ensure that development takes place without detriment to existing residents of Deanland Wood Park, users of the public highway and the environment, pre-commencement conditions are necessary to secure details of a Construction Traffic Management Plan and a Code of Construction Practice. A condition is also needed to ensure that public right of way CR18 is protected during the construction phase and thereafter.

⁴ This local plan was withdrawn prior to adoption but the evidence base and consultee advice are still relevant

48. A pre-commencement condition is required to secure details of a scheme of archaeological work, to record any items of interest. It is also important to establish the internal road layout and arrangements for foul and surface water drainage prior to mobile homes being brought onto the site and therefore I have attached conditions in relation to these matters.
49. The retention of existing boundary hedges and trees is important in the interests of protecting the character and appearance of the area. Conditions are therefore needed in relation to an arboricultural method statement and the erection of tree protection fencing. To ensure that the development does not harm the character and appearance of the area, a full landscaping scheme is required together with details of the external materials for the facilities building. To prevent light spill and to protect bats, I have attached a condition to ensure that the Council retains control over the installation of external lighting.
50. Conditions are needed to ensure that residents of the development have access and parking, and that satisfactory provision is made for the storage of refuse and recycling. To comply with Framework policy in relation to biodiversity gain, a condition is necessary to ensure that the scheme incorporates the mitigation and enhancement measures set out in the submitted ecology reports.

Conclusion

51. For the reasons given above I conclude that the appeal should be allowed.

Robert Parker

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:
Drawing nos: AY/02B729374/01/RevB, 10715/02A, 10715/03, 10715/04B, 10715/05, 10715/06A, 10715/07A, 914.2/ 06E, 914.2/14B and Indicative caravan details.
- 3) No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. Thereafter, the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but shall not be restricted to the following matters:
 - a) the anticipated number, frequency and types of vehicles used during construction;
 - b) the method of access and egress and routeing of vehicles during construction;
 - c) the parking of vehicles by site operatives and visitors;
 - d) the loading and unloading of plant, materials and waste;
 - e) the storage of plant and materials used in construction of the development;
 - f) the erection and maintenance of security hoarding;
 - g) the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders); and
 - h) details of public engagement both prior to and during construction works.
- 4) No development shall commence until a Code of Construction Practice has been submitted to and approved in writing by the local planning authority. This should detail good practice measures for site working to mitigate potential impacts from construction including protection of retained features and surface water bodies on or adjacent to the site, control of run-off, application of design controls for construction equipment and construction vehicles, provision of water sprays during delivery and dumping of sand and gravel, mixing and batching on wet rather than dry aggregate materials, minimum drop heights to be used for continuous and batch drop activities and waste disposal. The approved Code of Construction Practice shall be implemented and adhered to in full throughout the period of work on site.
- 5) No development shall commence until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. No phase of the development hereby permitted shall be occupied until the archaeological site investigation and post-investigation assessment (including provision for analysis, publication

and dissemination of results and archive deposition) for that phase has been submitted to and approved in writing by the local planning authority. The archaeological site investigation and post-investigation assessment shall be undertaken in accordance with the programme set out in the written scheme of investigation approved.

- 6) No development shall commence until details of the layout of the new access road which shall include details of tracking for refuse collection lorries have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. No caravan shall be occupied until the approved revised access arrangements at the main site entrance approved under WD/2018/2736/MAJ are completed.
- 7) No development shall commence until full details of the surface water drainage scheme have been submitted to and approved in writing by the local planning authority. The surface water drainage scheme should be confirmed as deliverable by an assessment of the site's potential for disposing of surface water by means of a sustainable drainage system. The submitted details shall include the following:
 - i. Detailed plans, layouts and sections of the proposed drainage system and pollution/silt control devices and construction details of any non-standard features.
 - ii. A full management and maintenance plan for the development which shall include the setting up of any necessary company to secure the operation of the scheme throughout its lifetime.
 - iii. Full hydraulic calculations to the correct level of climate change (40%), to the satisfaction of the Lead Local Flood Authority.
 - iv. Details of the condition of the receiving ditches and pipework into which it is proposed to discharge the site water.
 - v. Plans and sections of the attenuation ponds including details of the waterproof lining.
- 8) No development shall commence until full details of the means of foul drainage disposal have been submitted to and approved in writing by the local planning authority. The approved drainage works shall be completed prior to the completion or occupation of any mobile home on site, whichever is the sooner.
- 9) No development shall commence until tree protection fencing, which shall comply in full with BS5837:2012 'Trees in relation to design, demolition & construction – Recommendations', has been erected in the positions shown within the approved arboricultural statement. The fencing shall be retained until completion of the development. Hereafter, the areas enclosed by the fencing shall be referred to as the 'approved protection zone'. The following work shall not be carried out within the approved protection zone of any tree or hedgerow, except with the consent of the local planning authority:-
 - (i) Levels shall not be raised or lowered in relation to the existing ground level within the approved protection zone of the tree or hedgerow.
 - (ii) No roots shall be cut, trenches dug or soil removed within the approved protection zone of the tree or hedgerow.

- (iii) No buildings, roads or other engineering operations shall be constructed or carried out within the approved protection zone of the tree or hedgerow.
 - (iv) No fires shall be lit within the approved protection zone or in a position where the flames could extend to within 5 metres of the foliage, branches or trunk of the tree or hedgerow.
 - (v) No vehicles shall be driven over the area within the approved protection zone of the tree or hedgerow.
 - (vi) No materials or equipment shall be stored within the approved protection zone of the tree or hedgerow.
- 10) No development shall commence until a full Arboricultural Method Statement has been submitted to and approved in writing by the local planning authority. This shall include all matters set out in the approved Arboricultural Impact Assessment. Development shall be carried out in accordance with the approved details.
- 11) Before any above ground works associated with the new facilities building hereby approved, samples of materials to be used on the external surfaces of the development shall be submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development and thereafter so retained.
- 12) Before any mobile home is brought onto the site and prior to any works commencing to construct the internal access road, a scheme of landscape proposals shall be submitted to and approved in writing by the local planning authority, which shall include full plans and specifications for all hard and soft landscape works, detailed finished levels across the site and indications of all existing trees and hedgerows on the land, including those to be retained. All planting, seeding and/or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the mobile homes or the completion of the development, whichever is the sooner. Any trees, shrubs, hedges or plants which within a period of five years from the completion of development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All hard landscaping comprised in the approved details of landscaping shall be carried out before the completion or first occupation of the development, whichever is the sooner.
- 13) Prior to the occupation of any mobile home on the site, the access road, car parking space and turning area serving it shall be constructed in accordance with the approved plans, and these areas shall be retained thereafter. The parking spaces shall measure at least 2.5m by 5m each.
- 14) Prior to the occupation of any mobile home on the site, provision shall be made for electric vehicle charging point to serve that home, in accordance with details which shall be first submitted to and approved in writing by the local planning authority. The electric vehicle charging point shall be retained in operative condition thereafter.
- 15) No more than 105 caravans (compliant with the statutory definition under the Caravan Sites and Control of Development Act 1960 (as amended)) shall be stationed on the application site at any time.

- 16) No caravan on the site shall be occupied by any person under 50 years of age.
- 17) The scheme of mitigation and enhancements in Section 4 of the Great Crested Newt Survey, Section 5 of the Bat Survey and Section 8 of the Ecology Survey shall be implemented in accordance with the approved details and thereafter so retained.
- 18) No floodlighting, security lighting or other external means of illumination of the site shall be provided, installed or operated in the development, except in accordance with a detailed scheme which shall provide for lighting that is low level, hooded and directional, and has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details and retained thereafter.
- 19) No mobile home shall be brought onto the site until details of a refuse and recycling storage and collection strategy to serve the development have been submitted to and approved in writing by the local planning authority. The refuse and recycling storage facilities shall be provided in accordance with the approved details prior to first occupation of the development and they shall thereafter be retained as such for the duration of the permitted use.
- 20) The public right of way CR18 shall remain clear and unobstructed at all times, both during and after the construction period. All public rights of way waymarking shall be retained both during and after the construction period and the existing stiles at the west end of the path shall be replaced with gaps prior to first occupation of any caravans on the site.

*** END ***