

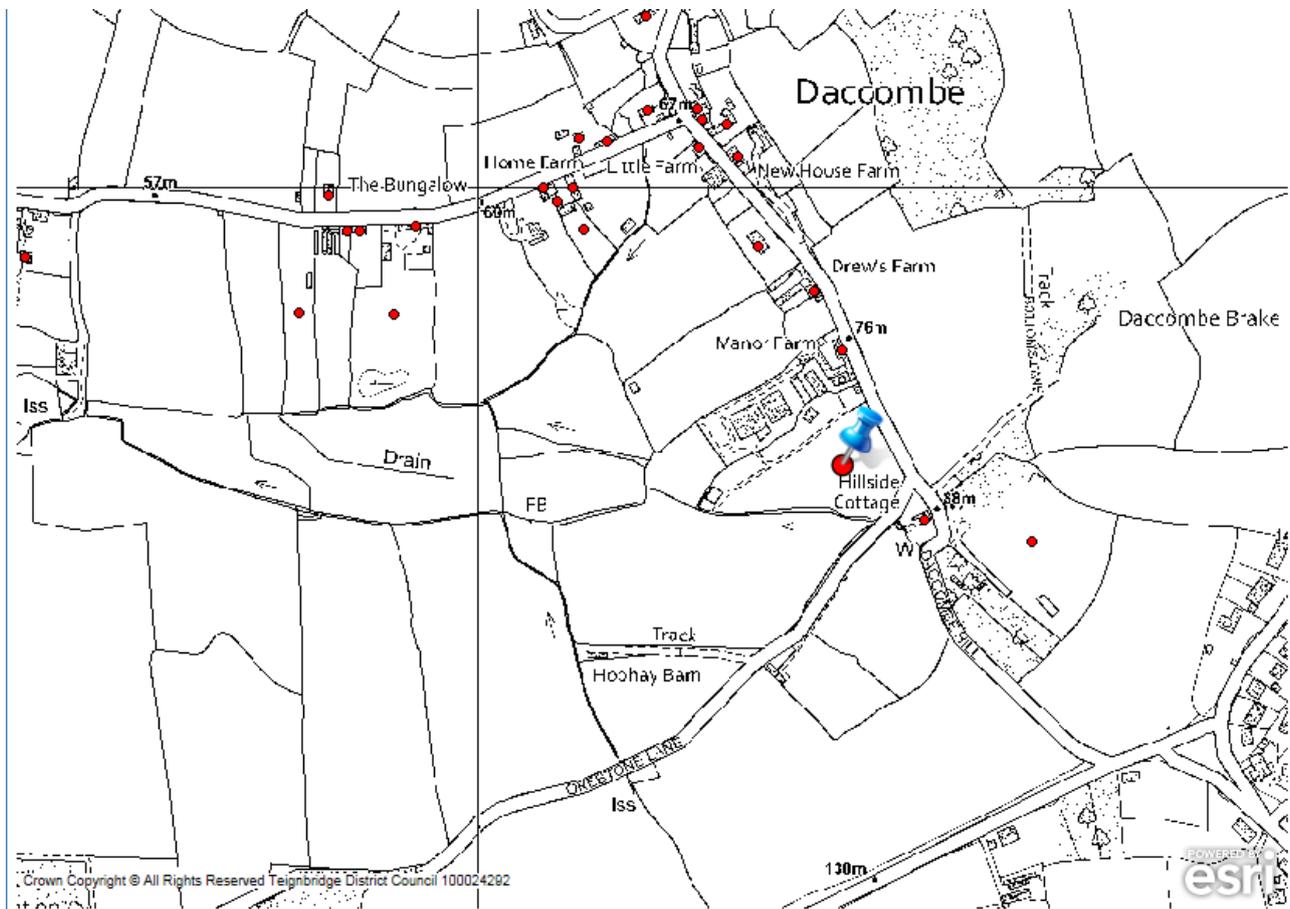
PLANNING COMMITTEE REPORT

3rd September 2019

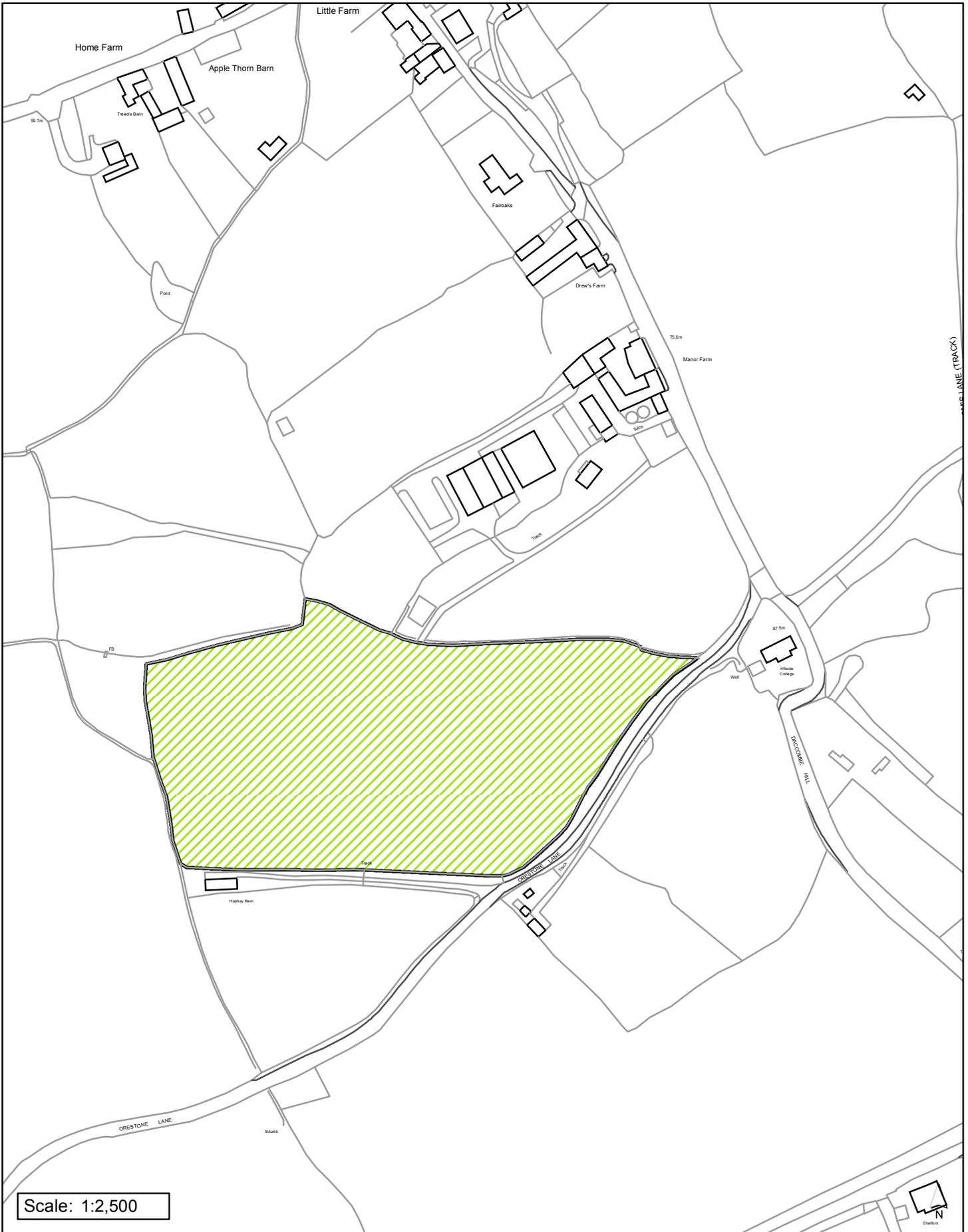
CHAIRMAN: Cllr Haines



APPLICATION FOR CONSIDERATION:	COFFINSWELL - 19/00850/MAJ - Manor Farm , Dacombe - Use of additional land for camping purposes	
APPLICANT:	Mr J Pilgrim	
CASE OFFICER	Verity Clark	
WARD MEMBERS:	Councillor Haines Councillor Cook	Kerswell With Combe (02/05/2019)
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=19/00850/MAJ&MN	



Scale: 1:5000 Location: 289664, 67707 National Grid: SX86NE



19/00850/MAJ Manor Farm, Dacombe, TQ12 4ST



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1. REASON FOR REPORT

Councillor Haines has requested that this application be referred to Planning Committee if the Case Officer is recommending approval. The reasons given for this request are:

- There is a recent history of increased noise nuisance to neighbours in Dacombe, after many years without such problems. The application seeks to gain approval for the increased use which led to many complaints last year. The problems appear to be the result of the lack of management on site. It would not be right to allow delegated approval for something which caused such nuisance previously.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard three year time limit for commencement;
2. Development shall be carried out in accordance with approved plans;
3. Landscape and Ecological Management Plan (LEMP) to be approved prior to commencement and implemented thereafter;
4. Site management plan to be approved prior to commencement and implemented thereafter;
5. Change of use to camping shall only take place for 48 days within the calendar year. The use shall revert to agricultural use for the remainder of the calendar year;
6. Development to accord with the recommendations of the Preliminary Ecological Appraisal and Ecological Impact Assessment;
7. No more than 75 pitches shall be in use across the site as a whole at any one time;
8. The site shall be used for the purposes of camping with no use by caravans / motorhomes. This use shall only take place between the last Thursday before Easter and the 1st October in each year;
9. Removal of Permitted Development Rights for temporary buildings and uses;

Proposed conditions 3 and 4 are pre-commencement conditions. The applicant has therefore been contacted to request their agreement to the wording of the conditions if Members are minded to approve the application.

3. DESCRIPTION

The Site

- 3.1 The application site Manor Farm is 77.65 hectares of farmed land with the proposal relating to 2.59 hectares of the holding. Part of the site is currently used for camping with a license granted for 75 pitches. The site is served by a car park, toilet and shower block, shop and laundry room.

Proposals

- 3.2 The application seeks planning permission for the use of a second field currently in agricultural use, but utilised for camping under the temporary 28 day use allowance allowed under the GPDO 2015, for camping for 48 days in addition to the existing camping field. No external works or facilities are proposed as part of the application.

Principle of development/sustainability

- 3.3 The site lies beyond any defined settlement limits as depicted in the Teignbridge Local Plan. Settlement limits have been established in order to focus new development towards the most sustainable areas where there are already facilities and services. As a result of this the settlement limits also seek to protect the open countryside from sporadic forms of development. However, policy S22 does set out a range of developments which in principle may be considered beyond the settlement limits subject to all other planning matters being appropriate addressed.
- 3.4 Paragraph 80 of the NPPF states that significant weight should be placed on the need to support economic growth through the planning system. Paragraph 81 goes on to state that policies should be flexible to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances. Whilst paragraph 83 states that plans should support sustainable rural tourism and leisure development which respect the character of the countryside.
- 3.5 This objectives in the NPPF are recognised and have been incorporated into the Teignbridge Local Plan which sets out that sustainable development of Teignbridge will bring positive benefits to the local community. Policy S12 (Tourism) states that the Council will promote a growing, sustainable tourism sector, and support proposals to lengthen the tourism season and encourage higher spending by visitors to support the retention of existing tourist accommodation and attractions which contribute to the local economy.
- 3.6 Policy EC11 (Tourist Accommodation) also states that to support the sustainable expansion of the tourism industry additional tourist accommodation including self-catering and serviced accommodation, campsites and caravans will be acceptable in principle within or adjoining the settlement limits and elsewhere where it expands or improves existing tourist accommodation locations.
- 3.7 The extension of an existing form of tourist accommodation would therefore comply with Policies S12 and EC11 and the NPPF and the principle of the proposal is therefore considered to be acceptable.

Impact upon the character and visual amenity of the area

- 3.8 The application site is located within the countryside (Policy S22) and an Area of Great Landscape Value (Policy EN2A). The site is visible from the surrounding landscape and the surrounding roads of Orestone Lane and Dacombe Hill.
- 3.9 The Council's Landscape Officer has noted that there is no objection to the change in use to permit camping with tents, where this is limited to the summer months. There is no objection to camping that takes place alongside farming but there would be a concern if permitting the development had an impact on the agricultural use of the farm holding as a whole. It is important to the character of the area that a farmed character persists, even though some the land is used for camping during

the summer months. Changes that dilute the agricultural character of the proposed campsite fields, such as: new hardened trackways, additional ablutions blocks, earthworks, play equipment, signage and localised grass management should be avoided in the additional field. From a landscape perspective, tree planting or other types of land management intended to enhance wildlife, within the body of the field, would dilute the matrix of fields and hedges and should be avoided. The pattern of field and hedgerow should be maintained and the principle use of the land should remain as agriculture with use of a campsite as secondary. If there is a desire to improve biodiversity, this should be through conserving and enhancing the hedgerows and whole field scale grassland management such as hay cutting.

- 3.10 The applicant has confirmed that Manor Farm is 77.65 hectares of farmed land with the proposal relating to 2.59 hectares of the holding. Therefore the farming activity will be predominantly retained. As the proposal seeks consent for use of the field for 48 days and no infrastructure is proposed, it is considered that the proposal will not result in a detriment to the landscape characteristic of the area.
- 3.11 It is recommended that a condition is added to remove the Part 4 permitted development rights of the land holding to ensure that the site cannot benefit from a further 28 day temporary use within the land which would allow additional camping beyond the proposed use of the two fields due to the potential impact on landscape character. As recommended by the Landscape Officer it is also recommended that a Landscape and Ecology Management Plan (LEMP) is submitted that shows that the land will be managed in a way that will conserve the patterns of landscape, yet enhance biodiversity and enable (traditional) farming to continue.

Impact on residential amenity of the occupiers of surrounding properties

- 3.12 Concerns from neighbours have been raised with the current use of the site and the impact this has had on the surrounding properties. Particular concern is raised with the potential for increased noise and disturbance from the additional camping area proposed. The Council's Scientific Officer has noted that Manor Farm has received a number of complaints relating to excessive noise arising from the use of the fields for camping. Primarily the lack of any management and control of the facility being present on the site is largely responsible for these complaints. Whilst some measures were implemented by the owners of the site to resolve these issues, no opportunity has arisen to test whether they have been successful or not, and the Environmental Control department was unable to conclude its investigations into noise nuisance before the end of the last holiday season in 2018. Therefore given the lack of supporting evidence that the consenting of this application will not make matters even worse before the conclusion of any investigation by the department an objection is raised to this application. The Officer recommends that if minded to grant consent for this application, it is essential that a condition is added requiring that a manager should be resident on site for the duration of the holiday season for the purposes of the management and control of the venue, and protection of the residential amenity.
- 3.13 The current site licence allows for 75 pitches on the site and the applicant has confirmed that they will not be seeking an increase in the number of pitches. The concerns of the Environmental Control department are noted, however it is considered unreasonable to recommend the application for refusal on the basis that the department have been unable to conclude a noise nuisance investigation, particularly as this is governed by separate legislation. It is recommended that a

condition is added stating that no more than 75 pitches shall be in use across the site as a whole at any one time to ensure that the level of noise associated with the site is not significantly different to the current situation. It is also recommended that a condition is added requiring the submission of a management plan for the site to ensure that the use of the additional field does not unduly impact on neighbouring properties by way of noise and disturbance and that management of the site as a whole is put into place.

- 3.14 With the addition of the recommended conditions, as the proposal will not result in an additional number of pitches, although it is noted that the larger area could result in larger tents which could result in an increased occupation, the proposal is considered to have an acceptable impact on the residential amenity of the surrounding occupiers.

Ecology

- 3.15 A Preliminary Ecological Appraisal and Ecological Impact Assessment has been submitted in support of the application. The report notes that the field appears to fit the phase 1 habitat category of neutral semi-improved grassland. The field is moderately grazed by cattle and at the time of the survey the grass sward was fairly short. The grassland habitat over much of the field is of low conservation importance per se and the proposed development will result in temporary disturbance which is probably not much greater than already occurs through cattle grazing. This will result in negligible impact at the local level and will not be significant because locally there is much similar habitat. The hedges, trees and watercourse are of high ecological importance per se and damage or loss would result in a moderate/high negative impact at the local level and require provision of compensatory habitat, however the proposed development will not directly impact on these habitats and no significant effects are anticipated. A number of enhancement measures are recommended including hedge enhancement, grassland enhancement and the addition of bat and bird boxes.
- 3.16 The Council's Biodiversity Officer has noted that the application site is within the breeding territory zones of two pairs of circl buntings. Circl bunting is a rare species Listed under S41 of the Section 41 of the Natural Environment and Rural Communities Act 2006 as a species of principal importance. Circl bunting also receives additional legal protection against disturbance whilst breeding.
- 3.17 Consultation from the RSPB has noted that they do not object to the proposal however a number of conditions are recommended to ensure mitigation and enhancement measures to ensure circl buntings remain on site, including countering impacts of any disturbance to nesting birds from camping use of the field. The recommended conditions can be covered by a condition requiring the submission of LEMP and it is therefore recommended that a condition requiring the submission of a LEMP is added to ensure that the proposal does not impact on the biodiversity of the area and designated protected species.
- 3.18 With the addition of a condition requiring the submission of a LEMP and adherence to the recommendations of the Preliminary Ecological Appraisal and Ecological Impact Assessment, the proposal is considered to accord with Policies EN8, EN9 and EN11.

Highways Safety

- 3.19 Consultation from the Devon County Council Highways Engineer has noted that the site is accessed off an unclassified County Route which is restricted to 60 MPH. The site already has 75 pitches, and this proposal could create another 150 pitches. In total 225 pitches could generate 675 trips per day if the site were to be full to capacity although these sites rarely operate at more than 75% occupation. 675 trips over a 12 hour period would equate to one vehicle every minute. At 75% occupation this could equate to one vehicle 1.5 minute. The road network in this area are narrow and steep Devon lanes with no footways or street lighting. There are some passing places along the routes, although no further passing places has been put forward by the applicant. The applicant states in the application that this additional use not increase the number of pitches but only to give the existing 75 pitches more room. If this could be conditioned then the County Highways Authority would have no objection to this application.
- 3.20 As noted above a condition is recommend stating that no more than 75 pitches shall be in use across the site as a whole at any one time. With the addition of this condition the potential additional trips generated by the proposal would be restricted and the proposal would be considered acceptable from a highway safety and parking perspective.

Drainage and Flood Risk

- 3.21 The application site is not located within the flood zone or an area susceptible to surface water flooding.
- 3.22 A consultation response was received from the Environment Agency after they were mistakenly consulted. They raised an initial objection due to a confusion over the addition of a septic tank. Following an email from the case officer confirming that no private septic tank was proposed as part of the application it was recommended that the LPA ensures that they have sufficient information about how the foul drainage from users of the new pitches will be managed. If it discharges to an existing septic tank, the applicant should confirm that there is sufficient capacity to accommodate the additional users and a foul drainage assessment form would help in understanding the existing and proposed foul flows into the system. The EA confirmed that if the LPA considers that such information is not necessary in this instance and that the initial consultation was made in error then the initial response should be disregarded.
- 3.23 The applicant has confirmed that no additional septic tank is proposed as part of the proposal and that the existing facilities will be sufficient to operate the site. As a condition is recommended to not increase the number of pitches from the existing 75 and as this field has been used for existing camping facilities under the temporary 28 day use allowance, it is considered reasonable to conclude that the existing facilities are adequate to serve the site and no further information will be required. The proposal is therefore considered to be acceptable in terms of drainage and flood risk.

Conclusion

- 3.24 Whilst the concerns of local residents and the Scientific Officer are recognised, it is not considered that the proposal would result in an unacceptable impact on

residential amenity to an extent that would justify a refusal of planning consent that could be sustained at appeal. The officer recommendation is therefore, on balance, one of conditional approval.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A Presumption in favour of Sustainable Development

S1 Sustainable Development Criteria

S2 Quality Development

S12 Tourism

S22 Countryside

EC11 Tourist Accommodation

EN2A Landscape Protection and Enhancement

EN8 Biodiversity Protection and Enhancement

EN9 Important Habitats and Features

EN11 Legally Protected and Priority Species

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

DCC Flooding:

We have no in-principle objections to the above planning application, from a surface water drainage perspective, at this stage.

It is understood that this planning application is to allow for more camping space at Treacle Valley Campsite. No access roads have been proposed so it is understood that the field will remain as existing except when tents are pitched.

DCC Highways:

The site is accessed off an unclassified County Route which is restricted to 60 MPH

The site already has 75 pitches, and this proposal could create another 150 pitches. In total 225 pitches could generate 675 trips per day if the site were to be full to capacity although these sites rarely operate at more than 75% occupation. 675 trips over a 12 hour period would equate to one vehicle every minute. At 75% occupation this could equate to one vehicle 1.5 minute.

The road network in this area are narrow and steep Devon lanes with no footways or street lighting. There are some passing places along the routes, although no further passing places has been put forward by the applicant.

The applicant states in the application that this additional use not increase the number of pitches but only to give the existing 75 pitches more room. If this could be conditioned then the County Highways Authority would have no objection to this application. If this is not the case the County Highway Authority would like to be re consulted.

Natural England:

Natural England has no comments to make on this application.

TDC Drainage:

As the application is classed as a Major, Devon County Council and the Lead Local Flood Authority will confirm the acceptability of the application in terms of surface water management.

In addition to the comments made by DCC, it appears that no impermeable areas will be introduced as part of the application and the field will be retained in grass. As such there should not be any surface water implications as a result of the application.

Landscape Officer:

SUMMARY

- On the understanding that the camping enterprise is time limited and secondary to farming, I have no objection.
- Request for conditions to be applied that prevent additional infrastructure being placed in the extended field.
- Request for a Landscape and Ecology Management Plan (LEMP) that ensures that any enhancement of biodiversity works focus on improving hedges and field scale grassland management (through farming methods) to retain the distinctive pattern of fields and hedges.

ASSESSMENT

These landscape comments relate to an application to extend an existing camping site at Manor Farm, Dacombe

I have no objection to the change in use to permit camping with tents, where this is limited to the summer months. However, I do have concern regarding the following:

The possible erosion of the agricultural character of the holding.

It is unclear from the application as to the size of the holding and therefore the proportion of land that would be used for camping. I have no objection to camping that takes place alongside farming but would be concerned if permitting the development had an impact on the agricultural use of the farm holding as a whole. It is important to the character of the area that a farmed character persists, even though some the land is used for camping during the summer months. Some clarity would be reassuring.

The pressure for additional infrastructure and land use management that erodes the agricultural character of the campsite land.

Changes that dilute the agricultural character of the proposed campsite fields, such as: new hardened trackways, additional ablutions blocks, earthworks, play equipment, signage and localised grass management should be avoided in the additional field.

From a landscape perspective, tree planting or other types of land management intended to enhance wildlife, within the body of the field, would dilute the matrix of fields and hedges and should be avoided. The pattern of field and hedgerow should be maintained and the principle use of the land should remain as agriculture with use of a campsite as secondary. If there is a desire to improve biodiversity, this should be through conserving and enhancing the hedgerows and whole field scale grassland management such as hay cutting.

Having said that, the second addition OS map and 1947 aerial photo (see below) show that the field was once subdivided by a hedgerow and that there was a small copse/enclosure in the southern end. Management to establishing former lost boundaries and patterns would be seen as enhancement.

- Conditions that control the inclusion of further infrastructure would be of benefit.
- A LEMP that shows that the land will be managed in a way that will conserve the patterns of landscape, yet enhance biodiversity and enable (traditional) farming to continue would be of benefit.

Biodiversity Officer:

SUMMARY

Conditions required.

DESIGNATIONS/ISSUES

The application site is within the breeding territory zones of two pairs of ciril buntings. Ciril bunting is a rare species Listed under S41 of the Section 41 of the Natural Environment and Rural Communities Act 2006 as a species of principal importance. Ciril bunting also receives additional legal protection against disturbance whilst breeding.

The RSPB, in its comment on this application, advises a suite of mitigation measures to avoid camping adversely affecting the ciril buntings on this site. Please attach conditions to secure these measures.

POLICIES THAT APPLY

NPPF including paragraphs 170, 175

Teignbridge Local Plan Policies:

EN11 Legally Protected and Priority Species

EN12 Woodlands, Trees and Hedgerows

CONDITIONS REQUIRED

Please attach one or more conditions to ensure that RSPB's management recommendations (below) can be secured. A LEMP may be needed.

"While RSPB does not object to the proposed development, we have concerns and recommendations for amendments and additions to the proposed mitigation and habitat enhancements set out in section 9 of the *Preliminary Ecological Assessment and Ecological Impact Assessment* (Simon Geary Ecological Services, April 2019)."

“We recommend that, if your authority grants permission, it attaches conditions/planning obligations to require the proposed mitigation and enhancements with these amendments.

- The site remains in grazing management when the field is not used for the proposed 48 day camping use. Cirl buntings do not require species-rich grassland (in terms of plant diversity) but structural diversity (such as can be produced by cattle grazing) is important – there should be a mix of tussocky and shorter areas in an overall ‘open’ sward so cirl buntings can see and access their food (grasshoppers are an important food for feeding to their chicks). So we advise managing the margins to produce a sward of this nature and also grazing the field at a suitable stocking rate outside of the tent use. The *PEA/EcIA* did not mention grazing as part of mitigation/enhancement.
- Suitable management of hedges and grassland is carried out in the fields to the south, west and north west. It is possible that cirl buntings nesting in the application site hedges may be disturbed to the extent that they choose to feed in adjacent fields and access the hedges from those fields, so enhancing the management of those fields (which are in the applicant’s control) to provide suitable habitat for cirl buntings will be additional mitigation and reduce the impacts of any disturbance.
- Manage the hedges on a rotation by cutting (trimming) hedges no more frequently than every 2 and ideally every 3 years (apart from any need to manage roadside side hedges or gateways more frequently). We recommend trimming is carried out as late in winter as possible, ideally January/February so birds that feed on berries and wildlife that uses the hedges for shelter over winter have maximum access to that resource. Aim to produce tall, thick hedges of an average of 2 metres tall, but variations in height as well as allowing the hedge to grow out in places (eg, allow some bramble and blackthorn outgrowths) can add structural diversity (ie, the hedges vary in height and width) and create microclimates. Such outliers can be managed by cutting occasionally when other parts of the hedge are cut to prevent encroachment over the grassland. *Laying* on a 3 year rotation is not suitable – laying is a more long term management/rejuvenation activity that removes a lot of the woody growth so the hedge then re-grows from the layed stems.
- The proposed 10 metre buffer between the hedges and the nearest tents is increased to 15 metres if possible.
- The proposed grassland field margins are increased from the current 5 metres to 10 metres (or 15 metres) to match the ‘no tents’ area. These grassland margins should be managed to produce the tussocky sward mentioned above but this does not mean allowing it to become long and dense. RSPB can supply more information on request. Such margins should be grazed outside of the period of tent presence in the field. We consider that managing to produce the required ‘tussocky/sparse mix’ sward structure for cirl buntings is more important than trying to increase plant species diversity in this sward.
- A requirement to report on the habitat conditions in the camping field to the Council (eg, via photographs (date and location) of each of the grass margins and hedges – and position of tents during the camping season for at least the first 2 seasons of use) may be helpful.”

RSPB

While RSPB does not object to the proposed development, we have concerns and recommendations for amendments and additions to the proposed mitigation and habitat enhancements set out in section 9 of the *Preliminary Ecological Assessment and Ecological Impact Assessment* (Simon Geary Ecological Services, April 2019).

The most recent national cirl bunting survey in 2016 recorded two territories of this specially protected species on/adjacent to the site, this proximity means birds are likely using habitat on the application site. Cirl buntings are sedentary birds so are likely to be still present. They nest in hedges and forage for invertebrates in adjacent suitable grassland for foraging. It is not likely that the application site has suitable wintering habitat. Mitigation (via habitat enhancement measures on and adjacent to the application) is necessary to ensure cirl buntings remain on site,

including countering impacts of any disturbance to nesting birds from camping use of the field.

As specially protected birds (Schedule 1 of the Wildlife and Countryside Act 1981 (as amended), it is illegal to recklessly or intentionally disturb these birds at their active nest sites (ie, ones being built or in use by eggs or unfledged chicks. Cirl buntings nest from mid April to end of August, sometimes into early September, so any consented camping activity must be managed to minimise the risk of any such disturbance.

We recommend that, if your authority grants permission, it attaches conditions/planning obligations to require the proposed mitigation and enhancements with these amendments.

- The site remains in grazing management when the field is not used for the proposed 48 day camping use. Cirl buntings do not require species-rich grassland (in terms of plant diversity) but structural diversity (such as can be produced by cattle grazing) is important – there should be a mix of tussocky and shorter areas in an overall ‘open’ sward so cirl buntings can see and access their food (grasshoppers are an important food for feeding to their chicks). So we advise managing the margins to produce a sward of this nature and also grazing the field at a suitable stocking rate outside of the tent use. The *PEA/EcIA* did not mention grazing as part of mitigation/enhancement.
- Suitable management of hedges and grassland is carried out in the fields to the south, west and north west. It is possible that cirl buntings nesting in the application site hedges may be disturbed to the extent that they choose to feed in adjacent fields and access the hedges from those fields, so enhancing the management of those fields (which are in the applicant’s control) to provide suitable habitat for cirl buntings will be additional mitigation and reduce the impacts of any disturbance.
- Manage the hedges on a rotation by cutting (trimming) hedges no more frequently than every 2 and ideally every 3 years (apart from any need to manage roadside side hedges or gateways more frequently). We recommend trimming is carried out as late in winter as possible, ideally January/February so birds that feed on berries and wildlife that uses the hedges for shelter over winter have maximum access to that resource. Aim to produce tall, thick hedges of an average of 2 metres tall, but variations in height as well as allowing the hedge to grow out in places (eg, allow some bramble and blackthorn outgrowths) can add structural diversity (ie, the hedges vary in height and width) and create microclimates. Such outliers can be managed by cutting occasionally when other parts of the hedge are cut to prevent encroachment over the grassland. *Laying* on a 3 year rotation is not suitable – laying is a more long term management/rejuvenation activity that removes a lot of the woody growth so the hedge then re-grows from the layed stems.
- The proposed 10 metre buffer between the hedges and the nearest tents is increased to 15 metres if possible.
- The proposed grassland field margins are increased from the current 5 metres to 10 metres (or 15 metres) to match the ‘no tents’ area. These grassland margins should be managed to produce the tussocky sward mentioned above but this does not mean allowing it to become long and dense. RSPB can supply more information on request. Such margins

should be grazed outside of the period of tent presence in the field. We consider that managing to produce the required 'tussocky/sparse mix' sward structure for cirl buntings is more important than trying to increase plant species diversity in this sward.

- A requirement to report on the habitat conditions in the camping field to the Council (eg, via photographs (date and location) of each of the grass margins and hedges – and position of tents during the camping season for at least the first 2 seasons of use) may be helpful.

Environment Agency:

We object to the application on grounds that insufficient information has been submitted to demonstrate that the proposed private septic tank is justified in this location and, if so, is viable and will not be detrimental to the environment. We recommend that the application is not determined until a satisfactory Foul Drainage Assessment has been submitted.

The reasons for this position are provided below.

Reasons – Foul drainage

The information submitted with the application indicates that foul drainage will be disposed of to a non-mains foul drainage system.

Government guidance within the National Planning Practice Guidance (paragraph 020 in the section on water supply, wastewater and water quality – Reference ID: 34-020-20140306) stresses that the first presumption must be to provide a system of foul drainage discharging into a public sewer to be treated at a public sewage treatment works. Only where having taken into account the cost and/or practicability it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible, should non-mains foul sewage disposal solutions be considered.

Paragraph 20 also states that 'applications for developments relying on anything other than connection to a public sewage treatment plant should be supported by sufficient information to understand the potential implications for the water environment'. Any planning application for a non-mains system should therefore be accompanied by a Foul Drainage Assessment (FDA) form including a justification for why connection to the mains sewerage system is not feasible and sufficient information to demonstrate that the proposed system will be viable in this location and will not be detrimental to the environment. Sufficient information would normally include the provision of the following:

- Full details of the proposed flows (based on Flows and Loads 4);
- A plan showing the location of the proposed treatment plant and appropriately sized soakaway field/discharge point; and
- Percolation test results to demonstrate the viability of soakaways in this location.

The FDA form is available online at <https://www.gov.uk/government/publications/foul-drainage-assessment-form-fda1>

In the absence of this information we advise that the proposal is unacceptable because it does not provide a sufficient basis for an assessment to be made of the

risks of pollution to the water environment arising from the proposed development.

Advice to applicant – Environmental Permitting

Any non-mains foul drainage system associated with this development will require an Environmental Permit from the Environment Agency under the Environmental Permitting Regulations 2010, unless it satisfies the General Binding Rules for small sewage discharges in England. The General Binding Rules can be found online at <https://www.gov.uk/government/publications/small-sewage-discharges-in-england-general-binding-rules>.

If the proposed foul discharge will not satisfy the General Binding Rules the applicant is advised to contact our National Permitting Service on 03708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that the permit may not be granted, particularly if the discharge is located within an area served by a mains sewer. Additional 'Environmental Permitting Guidance' can be accessed online at <https://www.gov.uk/permits-you-need-for-septic-tanks>.

Following an email from the case officer confirming that no private septic tank was proposed as part of the application the following comment was received:

The application form indicates that foul drainage will be discharged to a septic tank. I had therefore assumed that we had been consulted because it is a major application disposing of foul drainage to a non-mains system. If this is not the case, it would be useful to know why the EA was consulted on this application.

Notwithstanding this, we would still recommended that you ensure that you have sufficient information about how the foul drainage from users of the new pitches will be managed. Is there some kind of toilet block for campers to use? If it discharges to an existing septic tank, the applicant should confirm that there is sufficient capacity to accommodate the additional users. A foul drainage assessment form would help you to understand the existing and proposed foul flows into the system to ensure that no pollution occurs as a result of the development.

However, if you consider that such information is not necessary in this instance and that the initial consultation was made in error then please disregard our previous response.

Environmental Health:

Manor Farm has received a number of complaints relating to excessive noise arising from the use of the fields for camping.

Primarily the lack of any management and control of the facility being present on the site is largely responsible for these complaints.

Whilst some measures were implemented by the owners of the site to resolve these issues, no opportunity has arisen to test whether they have been successful or not, and this department was unable to conclude its investigations into noise nuisance before the end of the last holiday season in 2018.

Therefore given the lack of supporting evidence that the consent of this application will not make matters even worse before the conclusion of any investigation by this department I have no alternative but to object to this application.

Should you be minded to grant consent for this application regardless of this departments concerns, it is essential that a condition is added requiring that a manager should be resident on site for the duration of the holiday season for the purposes of the management and control of the venue, and protection of the residential amenity.

6. REPRESENTATIONS

13 letters of objection has been received raising the following issues:

- Impact on AGLV and character of the area
- Visual impact
- Impact on agricultural atmosphere
- Noise, environmental pollution and antisocial behaviour
- Lack of public consultation
- Traffic and highways safety
- Lack of management
- Waste and drainage
- Ecology impacts
- Ignoring planning legislation
- Potential increase in pitches
- Overdevelopment

7. TOWN / PARISH COUNCIL'S COMMENTS

The Parish Council recommends refusal for the following reasons:

- extension of the site is excessive and unnecessary
- Existing road infrastructure is not suitable for such a large increase in traffic
- Serious concerns surrounding a lack of 24-hour site management
- The ecological survey states that there are no bats or rare birds, but the valley has at least seven species of bats and curlew buntings
- The application site and surrounding area is formally designated within the Teignbridge Local Plan (2013-33) as an 'Area of Great Landscape Value (AGLV)' and as such Policy EN2 A applies.

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

10. HUMAN RIGHTS ACT

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In

arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Business Manager – Strategic Place