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| Report to | Planning Committee |
| Date | 12 February 2026 |
| By | Director of Placemaking |
| Local Authority | Chichester District Council |
| Application Number | SDNP/25/03104/FUL |
| Applicant | Mr A Sprackling |
| Application | Change of use of agricultural land to permanent use as a seasonal campsite with no.18 pitches between May and October each year. |
| Address | Land and building south of Clarefield Copse, Dumpford Lane, Nyewood, South Harting, West Sussex. |

Recommendation:

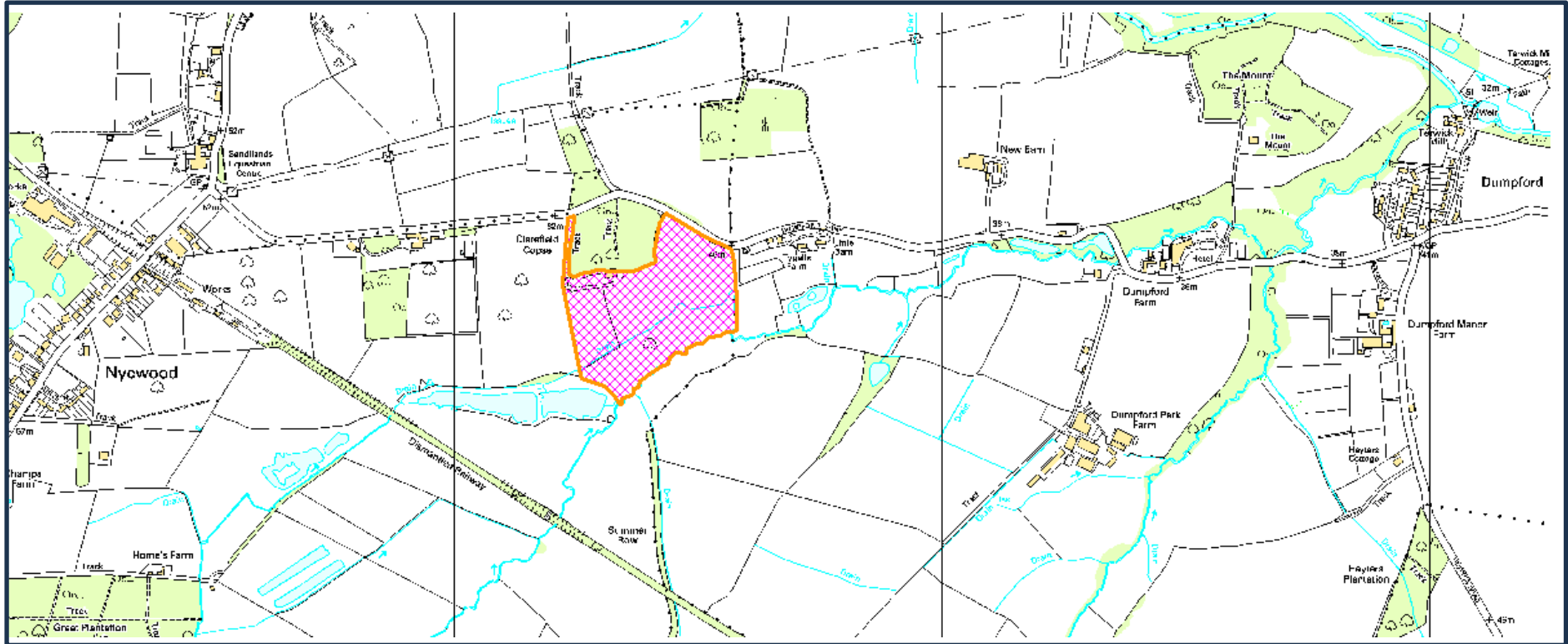
- 1) That Planning Permission be granted subject to the conditions set out at paragraph 9.1 of the report, and any amendments or other conditions required to address technical matters.**
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Executive Summary

Key Matters

- Members considered the application at the 11 December 2025 committee meeting (report in **Appendix 2**). The application was deferred for the following reasons:
 - 1) To consider a requested more comprehensive Campsite Management Plan (CMP).
 - 2) Clarify on toilet and washing facilities required for a campsite licence.
- Regarding (1), the Applicant has provided a more detailed CMP regarding their intended management of the site. Its detail is set out in the report.
- Regarding (2), the proposed amenity block now includes an extra WC and urinal to meet Chichester District Council's campsite licence requirements. This requires an internal reconfiguration, but its overall size and siting remain unchanged.
- A re-consultation was undertaken between 13 –27 January and additional responses are included in this report. Officers are satisfied with the CMP and the proposed facilities and the application remains recommended for approval, subject to conditions.
- This addendum report accompanies the report presented at the committee meeting on 11 December 2025 (**Appendix 2**), and both documents should be read together. It addresses the specific reasons for the deferral and it is open to Members to consider the application proposals in their entirety, taking into account the original report in **Appendix 2**.

Site Location Map



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Introduction

- 1.1 The planning application was previously considered by Members at the 11 December 2025 meeting, where it was deferred for the reasons below.
- 1) To consider a requested more comprehensive Campsite Management Plan (CMP).
 - 2) Clarify toilet and washing facilities required for a campsite licence.
- 1.2 Following further engagement with the applicant, a more detailed CMP has been submitted and re-consulted upon. This report also provides additional information from Chichester District Council's campsite licensing team on required amenity levels, addressed in the assessment below.
- 1.3 The application is before Members to consider the outstanding issues and the Recommendation at paragraph 9.1 to grant planning permission. Members should consider the proposals in full, with the previous committee report at **Appendix 2** still relevant in reaching a decision. This addendum should be read alongside that report.

2. Relevant Planning History

- 2.1 This is detailed in **Appendix 2**.

3. Proposal

- 3.1 This is detailed in **Appendix 2** and remains unchanged. In addition, the CMP sets out the following:

Code of Conduct and General Rules

- Maximum **two adults and four children** per pitch; up to two vehicles, restricted to the car park.
- Additional adults must book separate pitches; no un-booked visitors allowed.
- Tents must be located only within designated pitch areas; caravans, motorhomes, boats and commercial vehicles prohibited.
- Arrival: 2pm–8pm only (late arrivals without prior notice result in cancellation).
- Departure: by 12 noon unless agreed otherwise.
- Strict 5mph speed limit; dogs permitted but must be kept on a lead and never left unattended.
- Amplified music prohibited; quiet hours **10pm–8am**.

Site Management and Staffing

- Site Manager: Applicant, Mr Sprackling (**available 24/7**).
- Warden presence: On-site daily between **7pm–7am** during the camping season; attends outside these hours if complaints arise.
- Staff trained in safeguarding, fire safety, first aid, emergency response and noise enforcement.

Noise Management and Enforcement

- Amplified music banned at all times.
- Noise patrols undertaken nightly at **7pm, 8:30pm and 10pm**.
- Noise restrictions apply from **10pm–8am**, including limits on vehicle movements.
- Two-strike eviction protocol:

Strike 1: Written warning logged by warden.

Strike 2: Immediate eviction and permanent ban; details recorded on a site blacklist.

- Anti-social behaviour is treated under the same enforcement procedure.
- All complaints logged and available to neighbouring residents on request
- Quiet hours from **10pm–8am** strictly enforced.

Access, Parking and Vehicle Controls

- Pin-coded access gate restricts vehicle access to **8am–10pm**, except emergencies; code changed every three months.
- Vehicles limited to designated car park (capacity 42 spaces, sufficient for 18 pitches).
- Short-term loading/unloading at pitches only.
- Commercial vehicles and motorhomes strictly prohibited.

Fire Safety and Fire Pit Management

- Fires permitted only in designated pits (lorry rims on metal plates with limestone pavers).
- All fires must be extinguished by **10pm**.
- Only seasoned wood supplied onsite may be used; use of fuels prohibited.
- Water buckets and fire beaters provided; fire use suspended during drought conditions.
- Evacuation point identified as the car park.
- Emergency services must be contacted first where appropriate, followed by site staff.

Waste Management and Facilities

- Wheelbarrows provided for transport of camping equipment, if ground unsuitable for vehicles.
- Communal general waste and recycling bins located in the car park; toilet waste bins at amenity hut.
- Toilet bins emptied daily by warden; communal bins emptied weekly or sooner if required.

Emergency Procedures

- Fire or large-scale emergencies: guests directed to assemble at the car park.
- Medical emergencies: guests instructed to contact emergency services first.
- Gate can be overridden by staff for emergency vehicle access.
- All emergency procedures included in welcome packs and onsite signage.

Compliance and SDNPA Engagement

- Escalation of a substantiated complaint to SDNPA triggers an immediate internal review.
- Management protocols (noise, behaviour, access, fires) are designed to safeguard neighbour amenity and protect the landscape.

Amended Amenity Hut

- 3.2 The amenity hut now includes a second WC in the women's toilets and a urinal in the men's, accommodated through internal re-organisation. One wash basin is removed, but each toilet retains at least one. Its external dimensions remain unchanged.

4. Consultations

- 4.1 Responses in **Appendix 2** remain relevant. Further responses received in reply to the recent re-consultation exercise summarised below.

- 4.2 **Landscape:** Objection - Previous comments unresolved.

- No comment on revised amenity hut but lack of detail on lighting, access path or solar panels.
- CMP provides welcomed stronger restrictions on use of site.

Officer note: An assessment of landscape impact is considered in the previous report (**Appendix 2**), within the planning balance. The CMP is considered to be acceptable. The external dimensions and appearance of the amenity hut remain unamended and acceptable. Conditions sufficiently address lighting and the access path.

4.3 **Environmental Health:** No objection. CMP includes suitable noise control measures and CMP should be conditioned. Previous comments on contamination remain.

4.4 **Environmental Protection (Chichester District Council):** Previous response (**Appendix 2**) re-iterated.

Officer note: The measures raised by the consultee are recommended to be secured via BNG conditions.

4.5 **Fire Service (County Council):** Comments:

- Nearest fire hydrant for firefighting 420m away, 245m further than the 175m distance required for a domestic site.
- Alternative water supply for firefighting will need to conform with regulations and agreed with West Sussex Fire and Rescue.

Officer response: No previous response from the County Fire Service received (**Appendix 2**). This proximity of a fire hydrant is a new issue. The appropriateness of the CMP's fire precautions have not been commented upon, but officers consider that sufficient safety measures are included within it as far as practical. Officers are satisfied that this is a matter for building regulations. The Highways Authority do not object to the means of access, which is a wide and relatively short access track leading directly to the campsite for a fire appliance.

4.6 **Harting Parish Council:** Objection. Previous concerns re-iterated which are already included in **Appendix 2** and not repeated here. Additional comments in response to the re-consultation exercise are below.

- Management Plan repeats unimplemented measures from earlier plan; doubt its deliverability; unlikely to be implemented given previous experience.
- Land should remain in agricultural use.
- 24-hour supervision considered financially unrealistic.
- Past non-compliance undermines confidence in future management.
- No staff present to greet visitors and explain parking and condition of amenity block.
- Cramped campsite layout
- Hard surfacing laid without consent.

Officer response: Matters of the suitability and enforceability of the CMP are considered in the assessment below. In summary, it is considered that it is sufficient to reach the proposed recommendation and a compliance condition to secure the CMP (condition 5). Matters such as campsite layout are addressed in the landscape considerations in the previous report (**Appendix 2**).

5. Representations

5.1 Two additional representations received from third parties who previously commented, as summarised below.

Campsite Management Plan

- No genuine intention to operate as a wild campsite or provide 24-hour management which was considered essential.
- Plans increasingly complex and inconsistent; proposed management impractical, uneconomic, unplanned, unlikely to be implemented.
- CMP versions from 2021, 2025, and 2026 essentially identical; never been enforced.
- Adding documentation will not resolve underlying issues.
- Management Plan unworkable and flaws insurmountable.
- Previous CMP commitments ignored; no confidence in future adherence.
- Repeatedly promised management measures never implemented; persistent non-compliance demonstrates planning conditions will be ignored.
- CMP includes a commitment to prohibit trespassing, already a separate legal issue.
- No provision for staff accommodation, office space, or facilities - suggesting non-compliance or reliance on unauthorised structure.
- Guests will drive onsite, contradicting claimed wild camping ethos; increasing site impact.
- CMP must include measurable noise limits: no more than 5 dB(A).
- Site should operate under permitted development rights to limit operation to 60 days.
- CMP must be finalised and approved by committee and secured via S106 Agreement – not conditions. Monitoring bond also required to ensure compliance.
- CMP must include measurable, enforceable standards, not vague statements.

Amenity block

- Proposed design same as unauthorised structure; should not be treated as a benefit.
- Facilities (three toilets, one urinal) are inadequate for up to 108 guests.
- Past issues with guests using fence line and neighbouring land as toilets; poor layout; multiple removable facilities around the site would be more appropriate.

Other matters

- Inconsistencies between plans and reality on site.
- Conflict between neighbouring livestock grazing and campsite use.
- Clear re-instated restriction on all future development within campsite and across wider holding essential. Concern which areas would be protected from development and whether applicant intends to expand the site.
- Historical planning conditions not implemented.
- Support landscape officer objection.
- Core aims of the application—low-impact wild camping, protection of site boundaries, and preservation of agricultural character— not being delivered.
- Promised buffer zones, planting, wildlife features, fencing pledged but not implemented.
- Off-season restoration commitments ignored; instead, hedgerows have been removed, permanent structures erected, and hard surfacing added.
- HCC Landscape Team has formally raised concerns about inconsistencies and implementation failures.

6. Planning Policy Context

6.1 All as stated in **Appendix 1 and **Appendix 2**.**

7. Planning Assessment

7.1 The previous report sets out the background context, planning history and enforcement matters, principle of development and broader relevant planning considerations. These are not repeated below and points raised in representations above on these matters are addressed in **Appendix 2**. This assessment focusses on the reasons for deferral.

Reason for deferral (1) – more detailed CMP

7.2 The updated CMP, summarised in section 3, provides a more robust operational management regime for consideration at this pre-determination stage. This was essential for Members in assessing a permanent consent, given previous concerns about implementing the temporary permission (particularly given enforcement issues highlighted in paragraphs 7.3-4, **Appendix 2**) and the associated landscape (eg, tranquillity) and amenity impacts.

7.3 The CMP addresses the overall management approach, covering the overarching areas of:

- **Visitor rules and conduct:** Code of conduct applies, with limits on pitch occupancy, prohibited vehicle types, controlled arrival/departure times, quiet hours, and an amplified music ban.
- **Site management and enforcement:** 24/7 management oversight, night warden presence, complaints process and procedure for dealing with antisocial behaviour and safety breaches.
- **Access, parking and security:** Pin-coded gate access, restricted vehicle movement hours, 42 space car park, no parking at pitches except short term loading/unloading.
- **Fire Safety and Emergency Measures:** Designated fire pits, strict extinguishment rules, fire equipment provided, drought-based suspensions, evacuation point and emergency access.
- **Waste, Facilities and Environmental Management:** Managed waste disposal, shower time limits, hygiene water-use restrictions, wheelbarrows for low impact access and regular bin emptying.

7.4 The submitted CMP sets out a comprehensive framework to manage visitor behaviour, access, noise, fire use, and waste. Adherence to the CMP would enable the seasonal campsite to operate in an acceptable way.

7.5 In policy terms, SD23 overarchingly supports well-managed tourism uses that conserves landscape character and minimises harm to the amenity of its surroundings. The CMP demonstrates a range of measures which align with these policy objectives, as below.

7.6 The additional representations regarding the CMP are acknowledged. It is considered that it contains a sufficient level of detail and that this would be an enforceable document. A S106 Legal Agreement as suggested in representations is considered to be disproportionate to the proposed nature and scale of use, particularly when planning conditions are considered to be acceptable and sufficient.

Landscape considerations

7.7 The previous assessment (paragraphs 7.15-28, **Appendix 2**) is still relevant. In addition, the pre-booking system; pitch occupancy limits; tent-only dispersed campsite; prohibiting caravans, motorhomes and commercial vehicles; keeping cars in the car park; and providing wheelbarrows to help reduce vehicles entering the fields all contribute to minimising visual intrusion, particularly along the Serpents Trail. This management approach helps to conserve landscape character and accord with policy SD4.

7.8 The management measures for noise including a warden presence, campfires, limited lighting only at the amenity hut, restricted vehicle movements, a pin coded gate and limits on pitch occupancy collectively help to minimise impact upon the tranquillity of the area. It is also acknowledged that periods of lower occupancy would further reduce these impacts. Overall, the management regime, seasonal operation, and relatively low physical impact upon

the fields results in a scheme which accords with policies SD4, SD6, SD8, and SD23 within the planning balance.

- 7.9 Representations raise further landscape concern. It is considered that campsite uses, generally, can increase activity on sites particularly when compared to relatively low-key agricultural uses like livestock grazing. However, any tranquillity impact is not considered to be so significant as to justify a reason for refusal given the scale of the proposals (i.e 18 tent pitches on a large site) and the temporary nature of the use during the holiday season.

Residential amenity

- 7.10 The previous assessment (paragraphs 7.29-32, **Appendix 2**) remains relevant. The CMP's measures for managing amenity impacts are sufficient. The visitor code of conduct; prohibition of amplified music; quiet hours; limiting vehicle movements; warden patrols during evenings; an anti-social behaviour protocol; and a complaints procedure set out satisfactory measures to manage noise and disturbance towards neighbouring properties in particular. In regard to noise and disturbance during unsociable hours, there would be warden presence between 7pm-7am, with evening checks set out in the CMP.

- 7.11 Representations raise concern about noise impacts and that the CMP should include more measurable noise limitations. Aspects such as requiring specific measurable noise limits in the CMP are a consideration regarding neighbour amenity but there is separate environmental health legislation in this regard. Environmental Health Officers have responded to the latest consultation on the CMP and have raised no objection or further comment in regard to specifying noise limitations.

Enforceability of the CMP

- 7.12 Representations raise concern about previous adherence to conditions of the temporary permission and a range of enforcement matters. Previous enforcement matters are addressed in the previous report (**Appendix 2**). Subject to full implementation of the CMP measures, the proposals constitute sustainable rural tourism broadly supported by policies cited above. Given the site history, the enforceability of the CMP is also a consideration.
- 7.13 Adherence to the CMP is proposed to be secured via condition no.5. This is a compliance condition instead of any further requirement for additional detail to be provided. This is because the CMP sets out a sufficiently clear, unambiguous, and reasonably comprehensive management regime.
- 7.14 Its detail would enable officers to scrutinise and identify any breaches, should issues arise. If the CMP was not followed, officers could take proportionate action, which ranges from informal discussion and negotiation with the applicant to the reliance on enforcement powers provided in planning legislation regarding any more formal action.

Reason for deferral (2) – facilities required for a campsite licence

- 7.15 Members raised concern about the level of facilities provided for visitors and whether these would meet the requirements of a campsite licence.
- 7.16 Firstly, a licence would be required in this instance because the use would exceed 42 consecutive days or more than 60 days in any given year. An application would need to be made to Chichester District Council.
- 7.17 CDC's licensing guidance requires the following:

Small sites: 10-25 pitches

- Men – minimum 1 WC and 1 urinal.
- Women – minimum 2 WCs.
- Minimum of one wash basin per men/women toilets.
- Showers not required (only a requirement for 50 pitches or more).
- Needs of disabled persons need to be considered when providing toilets, washing points and showers, but no explicit requirements.

- 7.18 Furthermore, the Public Health Act (1936) (as amended) or the Caravan Sites and Control Development Act (1960) (as amended) do not explicitly outline a required number or ratio of facilities to visitors for campsites. It is up to local authorities to decide on appropriate requirements.
- 7.19 In light of the above, the internal layout of the amenity hut has changed to provide a second WC in the women's toilet and a urinal in the men's toilet. This has meant one less wash basin in the women's toilet. These changes do not alter the building's size or siting.
- 7.20 Given that these changes, overall, improve on-site facilities and that they do not have any material impact upon the acceptability of the amenity hut as previously assessed (paragraph 7.23, **Appendix 2**), the internal re-configuration is acceptable.
- 7.21 Representations raise concern about the level of provision in the amenity hut and concerns about visitors not wholly using these facilities. It has also been suggested that portable toilets be located around the site. Given that the proposed provision would likely be satisfactory for a campsite licence, requiring any further provision may not be justified. The CMP sets out a code of conduct for visitors which seeks to address visitor behaviour as far as is practicable.

8. Conclusion

- 8.1 The proposed seasonal tent-only campsite is now supported by a more detailed CMP which demonstrates a satisfactory approach to environmental, amenity, and operational considerations. The measures outlined are proportionate, enforceable, and address the previous uncertainty about the appropriate management of the campsite raised by Members in light of recent planning history, landscape considerations and concerns raised by third parties. It is considered that the CMP is acceptable and a compliance condition is recommended.
- 8.2 Furthermore, further clarity has been provided regarding the level of facilities required under the separate application process for a campsite licence, which would be required if planning permission is granted.
- 8.3 Representations raise concern that the CMP would be ineffective given previous issues raised. The CMP is acceptable for the purposes of determining the application with a recommendation for approval and it would be disproportionate to require a Legal Agreement to secure the CMP and/or financial contribution for site monitoring, given the scale and nature of what is proposed and that suitable planning conditions are sufficient. Issues relating to future non-compliance would be an enforcement matter.
- 8.4 The proposals, therefore, accord with relevant cited policies of the Development Plan, the NPPF 2024, National Park Purposes, and relevant legislation as a whole. There are no material considerations of sufficient weight which would justify not granting planning permission for the reasons outlined above and in the original attached report (**Appendix 2**).
- 8.5 The NPPF's economic, social and environmental objectives are acknowledged in the planning balance. The proposal would deliver social benefits by enabling visitor access to the National Park. While some local economic benefits may arise, these are unquantifiable and attract limited weight. There are no overriding environmental constraints that justify refusal, and proportionate landscape and ecological enhancements would be secured by condition.
- 8.6 The application is, therefore, recommended for approval subject to conditions outlined below. These conditions, apart from no.5, are replicated from the previous report (**Appendix 2**).

9. Reason for Recommendation

- 9.1 It is recommended that Planning Permission be granted subject to the following conditions and any amendments or other conditions required to address technical matters:
 - I. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended) and Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

Use

3. The site shall only be used as a seasonal campsite between 1st May to 31st October (inclusive) each year. The use shall be limited to 18 tent pitches as identified on approved plan W2113-02E, and up to a maximum of six persons per pitch. Occupation by caravans, motorhomes or campervans on the site is prohibited. No sleeping in vehicles anywhere on the site is permitted. Outside of 1st May to 31st October the site shall remain in agricultural use.

Reason: To enable the Local Planning Authority to regulate and control the development of land.

4. The pitches shall not be occupied by any person, group or their dependants, for a consecutive period of more than 28 days in any calendar year. A register of the occupancy of the pitches shall be maintained and kept up-to-date by the operator of the site, and shall be made available to the Local Planning Authority upon request (within 14 days of a written request being made). It shall record the names, addresses, pitch bookings including arrival and departures dates, of all visitors.

Reason: There is a need to ensure that practical and permanent management measures are in place to manage the site as visitor accommodation.

5. The development hereby approved shall be undertaken in full accordance with the submitted Campsite Management Plan (Revision 2, prepared by Whaleback Ltd, dated January 2026).

Reason: To enable the Local Planning Authority to regulate and control the development of land and any impacts upon surrounding amenities.

6. No part of the development shall be first brought to use until details of any fire pits to be provided on site are submitted to and approved in writing by the Local Planning Authority. The details shall include the number, location and size of fire pits as well as mechanisms towards reducing fire risk and facilitating their extinction. Once approved, the development shall operate in full accordance with the approved details.

Reason: In the interests of residential amenity, of preventing pollution and control fire risk.

7. The amenity building shall be provided prior to the commencement of the campsite use. In the event that the campsite use permanently ceases, the amenity building and any concrete slab or pad foundations, plus its access track, as identified on Site Plan W2113-02E, shall be completely removed from the site within 3 months of the cessation of the use and the land restored to its former original condition.

Reason: To conserve the landscape character and amenity of the site.

Materials and specification

8. Prior to the erection of the amenity building hereby approved, a schedule of materials and samples of such materials, finishes and colours to be used for external walls, windows and doors, roofs, and rainwater goods of the building, shall be submitted to and approved in writing by the Local Planning Authority. The building shall, thereafter, be constructed in full accordance with the agreed details.

Reason: To ensure a satisfactory form of development in the interests of the character and appearance of the area.

9. The access track to serve the amenity building hereby approved shall be constructed in full accordance with the details as annotated on Site Plan W2113-02E.

Reason: To ensure a satisfactory finish in the interests of the character and appearance of the area.

Biodiversity Net Gain

10. The Biodiversity Gain Plan shall be prepared in full accordance with the Preliminary Ecological Appraisal and Biodiversity Net Gain Metric prepared by South Coast Ecology Ltd, dated 02.04.2025.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act, Policy SD9 of the South Downs Local Plan (2014-33) and the SDNPA Biodiversity Technical Advice Note.

11. Prior to the commencement of the development hereby permitted, an updated Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall accord with the Biodiversity Gain Plan and include:

- i) A non-technical summary;
- ii) The roles and responsibilities of the people or organisations delivering the HMMP;
- iii) The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- iv) The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the first use of the development
- v) The monitoring methodology and frequency in respect of the created or enhanced habitat; and
- vi) Provision for the identification, agreement and implementation of contingencies and/or remedial actions where the results from monitoring show that the conservation aims and objectives of the HMMP are not being met.

The created and/or enhanced habitat specified in the approved HMMP shall thereafter be managed, maintained and monitored in accordance with the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act, Policy SD9 of the South Downs Local Plan (2014-33) and the SDNPA Biodiversity Technical Advice Note.

12. Prior to the first use of the development hereby permitted, a completion report, evidencing the completed habitat enhancements set out in the approved Habitat Management and Monitoring Plan, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act, Policy SD9 of the South Downs Local Plan (2014-33) and the SDNPA Biodiversity Technical Advice Note.

Trees

13. The construction of the amenity building and service access track, as identified on Site Plan W2113-02E, shall be undertaken in full accordance with the Arboricultural Constraints Assessment (prepared by Bernie Harverson, dated September 2025) and Tree Constraints Plan (ref: BJH-02)

Reason: To safeguard existing trees on site.

Drainage

14. Prior to the erection of the amenity building hereby approved, details for its foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be undertaken in full accordance with the agreed details and retained and maintained thereafter.

Reason: To ensure a satisfactory means of drainage.

Dark Night Skies

15. Prior to the amenity building being brought into use, details of any external lighting to be used on the building shall be submitted to and approved in writing by the Local Planning Authority. These details shall include its location, type and specification of all lighting. The specification shall not exceed 500 lumens and 3000K, and be of a design which is sensor controlled and minimises upward light spill. The internal lighting shall also be sensor controlled and not exceed 500 lumens and 3000K in order to minimise light spill via the rooflights. The lighting shall thereafter be implemented and retained in full accordance with the approved details.

Reason: To conserve dark night skies, ecology, and create a suitable level of amenity for future occupiers.

16. Apart from at the amenity building, no other permanent external lighting shall be installed on the site.

Reason: To conserve dark night skies, ecology, and avoid impacts to wider amenities surrounding the site.

Highways and access

17. The car parking area (as shown on plan W2113-02E) shall be retained in accordance with the approved plan and campsite visitors are not permitted to park at pitches at any time, other than for loading and unloading of camping tents and equipment at the beginning and end of each stay.

Reason: To ensure appropriate management of the site, conserve the character and appearance of the site, and protect surrounding amenities.

18. The development hereby approved shall be undertaken in full accordance with the submitted Travel Plan (prepared by Whaleback, reference: W3212, dated July 2025).

Reason: To assist with the sustainability of the campsite use.

19. The existing cycle hoops within the parking area (as shown on plan W2113-02E) shall be retained for campsite visitors.

Reason: To assist in the sustainability of the site.

TIM SLANEY

Director of Placemaking

South Downs National Park Authority

Contact Officer: Richard Ferguson

Tel: 01730 819268

Email: Richard.Ferguson@southdowns.gov.uk

Appendices: Appendix 1- Legislation and policies
Appendix 2 -11 December 2025 committee report

SDNPA Consultees: Legal Services; Development Manager.

Background Documents: [SDNP/25/03104/FUL | Change of use of agricultural land to permanent use as a seasonal campsite with 18 no. pitches between May and October each year. | Land and Building South of Clarefield Copse Dumpford Lane Nyewood South Harting West Sussex](#)
[South Downs Local Plan \(2014-33\)](#)
[South Downs National Park Partnership Management Plan](#)
[SDNPA Supplementary Planning Documents and Technical Advice Notes](#)