

Report to	<b>Planning Committee</b>
Date	<b>10 June 2021</b>
By	<b>Director of Planning</b>
Local Authority	<b>Chichester District Council</b>
Application Number	<b>SDNP/20/05627/FUL</b>
Applicant	<b>Mr Angus Sprackling</b>
Application	<b>Change of use of agricultural land to use as campsite, for seasonal camping use with 18 pitches between May and October only. Landscape character and biodiversity enhancements for a further 4 hectares.</b>
Address	<b>Land And Building South Of Clarefield Copse, Dumpford Lane, Nyewood, South Harting, GU31 5JL, West Sussex</b>

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**Recommendation: That planning permission be granted subject to the conditions as set out in paragraph 10.2 of this report.**

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### **Executive Summary**

The application site is part of a farm that seeks to diversify through the provision of the proposed low-key campsite in the National Park. The campsite in question has operated in some form for 2 seasons benefiting from permitted development rights, which has raised concerns in the locality.

This planning application seeks permission for 18 pitches within approximately 7 hectares, reduced from the initially proposed 25 pitches in 11 hectares of farm land. It seeks to operate in a seasonal basis from May to September.

The applicant has worked during the process of the application with officers to address the concerns raised in terms of scale of the development, ecology, parking, amongst others. The use of the site for camping is considered to be appropriate in the proposed scale and location as controlled by the suggested conditions, minimising harm to the local community or dark night skies. A series of campsite management rules are agreed with the applicant and secured by condition.

Overall, it has been demonstrated that the proposal would provide opportunities for understanding and enjoyment of the special qualities of the National Park in line with the Development Plan requirements. This initiative also delivers the SDNP Partnership Management Plan and needed low cost visitor accommodation along a key route. For the reasons explained in the report, and in the absence of any material consideration to warrant a reason for refusal, this application is recommended for approval.

This application is placed before Members due to the significant number of third party representations.

## **I. Site Description**

- I.1 The application site to which this application relates is located to the south of Clarefield Copse, within the countryside. The site is accessed via Dumpford Lane with the proposed campsite being located to the south of the copse within a series of fields that stretch from Clarefield Copse to a tributary of the River Rother and ponds that form the boundary of the site along the south and east. Nyewood is located approximately 800 metres to the west.
- I.2 Immediately south of the copse there is a barn which gained permission in 2008 for uses associated with the restoration of steam engines. The area immediately south of the copse also features a large flat hard-standing used for parking by the angling club users and a new stockman's dwelling which is under construction. Two residential properties are in the locality: Nyewood House, approximately 300 metres to the east of the car park, and Tygalls Farm, about 400 metres away to the east.
- I.3 The site is an irregular-shaped field south of Dumpford Lane and measures approximately 7 hectares. It comprises predominately pastoral fields, which are grazed by livestock, with a large fishing pond to the south, hedgerows and woodland. There is also a shallow ditch that crosses the site in an east to west direction. The site is bordered to the south by a stream and there is a small area of Ancient Woodland adjacent to the northern boundary. An access track and car park already exists at the site. Within the wider landscape are scattered houses, pastoral and arable fields as well as woodland parcels. The land falls gently from the access of the site towards the south east to a tributary of the River Rother.
- I.4 The application site forms part of a larger farm of approximately 400ha which is primarily based in two locations: Eames Farm on the south coast near Emsworth and the Rother Valley, in Nyewood and Rogate. The primary function of the farm is organic beef production. Livestock spend the summers on the lowland coast (Eames Farm) and winter in Rother Valley. The meat is primarily sold via Rother Valley Farm Shop and Butchery, which is based in Nyewood.
- I.5 The Serpent Trail runs along Dumpford Lane. The site is not visible from Dumpford Lane, although views can be achieved from public footpath no. 872, which runs in a north to south direction along the access track and western boundary of the site. The site is also partially visible from long distance viewpoints along the chalk scarp to the south, such as Harting Down approximately 3.7 kilometres away. Also, the dismantled railway (Petersfield to Midhurst) is 400 metres south of the site, which is safeguarded as a non-motorised route, but offers no views of the site.
- I.6 The site falls within landscape character area M2: Rother Farmland and Heath Mosaic, as classified in the South Downs Landscape Character Assessment 2020 (SDLCA). This area is formed by a slightly elevated sandstone plateau, where woodlands and heaths are common and where land is well drained. It is also characterised by an intimate mix of semi-natural habitats and agriculture, creating a valuable foraging and over-wintering sites for birds. Nyewood House historic parkland is located to the west of the site.
- I.7 The majority of the application site falls within flood zone 1 (low risk). Banks along the tributary to River Rother and ponds have the risk of flooding (zones 2 and 3). No listed buildings, conservation areas or other designated heritage assets are located nearby.
- I.8 The application site is located within the Dark Sky Core (Zone E0). This is also an area of medium level of relative tranquillity as shown in the SDNP Tranquillity Study. The further south of the site, the higher tranquillity levels are due to the absence of aural and visual disturbance.

## **2. Relevant Planning History**

- 2.1 The most recent planning history relating to land adjacent to Clarefield Copse consists of the following:

SDNP/19/04198/FUL Change of use of land from agricultural to campsite with disabled access. Planning application withdrawn, December 2019.

- 2.2 The proposal consisted of the change of use of the paddock to the east of Clarefield Copse into a 17-pitches campsite. The site was located immediately south of Dumpford Land and adjacent to ancient woodland. Whilst officers were supportive of the principle of rural tourism accommodation, the proposal did not consider carefully landscape, parking and wildlife appropriately, amongst others. In the absence of sufficient information to assess proposals and lack of progress, the application was withdrawn.

SDNP/13/03454/FUL Material amendment to existing approval (stockman's dwelling to replace temporary stockman's dwelling (revised siting) application HT/10/05065/FUL alterations to windows on north, south, west and east elevations. Planning permission granted, February 2014

- 2.3 This planning permission is being implemented.

HT/10/05065/FUL Stockman's dwelling to replace temporary stockman's dwelling (revised siting). Planning permission granted, April 2011

### **3. Proposal**

- 3.1 The proposal has been subject to amendments over the course of the application. Originally the application proposed the change of use of 11 hectares of agricultural land to seasonal campsite with 25 pitches.
- 3.2 The revised submission proposes the change of use of approximately 7 hectares of agricultural land to seasonal campsite with 18 pitches. The seasonal use would take place from the 1<sup>st</sup> of May to the 30<sup>th</sup> of September. The type of campsite proposed is relatively wild and low-key, with direct vehicular access to pitches, no hard surfacing within the camp area, no electricity and water available to individual pitches.
- 3.3 The campsite includes the erection of a temporary amenity hut with toilet, showers and bins. This is a temporary transportable structure to be removed from site and stored during the low season (October to April).
- 3.4 Furthermore, the proposal includes the re-use and extension of the existing car park south of Clarefield Copse. This car park would provide parking space for 50 vehicles, to be shared with the users of the Petersfield & District Angling Club, the stockman's dwelling and the barn immediately to the east of the car park. Secure cycling storage for campers has been also proposed by the applicant.
- 3.5 A grass management and planting scheme has been proposed for the area covered by this application, as well as fencing and ecological mitigation and enhancements. These are to protect key habitats from recreational pressure.
- 3.6 A Campsite Management Plan is proposed, which identifies a series of rules such as limits to people allowed per pitch and booking (maximum 2 adults and 4 children), no amplified music, no noise after 10pm, tents to be located within the allocated pitches only, etc.

### **4. Consultations**

- 4.1 **Harting Parish Council:** Objection.

- Concern with likely unacceptable levels of noise and light pollution. The absence in the last two years of a warden made not possible to observe rules.
- A 50 spaces car park is excessive.
- Concerns with increase in litter and air pollution (barbeques and camp fires).
- Concerns over the impact on traffic levels on Dumpford Lane.
- Visual impact from footpaths nearby and top of the Downs.
- The Parish Council agrees with the Ecology Officer's comments on impact to ancient woodland and wildlife.
- The WC and shower provision seems inadequate.
- The site may not be financially viable for 18 pitches.

- 4.2 **Rogate Parish Council** is a neighbouring parish and commented on this application. They objected and raised the following comments:
- Unacceptable levels of noise and light pollution from vehicles, people, music, camp fires. Pollution from fires and barbeques.
  - Increase traffic on Dumpford Lane, a single track narrow lane, with few passing places and used by walkers. No public houses in walking distance.
  - Negative impact on views and landscape. The amenity hut is a permanent structure.
  - Toilet and shower facilities seem inadequate. Campsite unlikely to be viable.
  - Suggested conditions: a) require on-site manager; b) limit number of pitches and months of operation; c) tents only, no caravans, camper vans or sleeping in vehicles.
- 4.3 **Trotton with Chithurst Parish Council** is a neighbouring parish and commented on this application. They objected and raised the following comments:
- Unsuitable location. No suitable access for the expected volume of traffic. Safety concerns on Dumpford Lane.
- 4.4 **SDNPA Landscape Officer:** No objection.
- The reduction in number of pitches and continuation of the agricultural use of the land during low season helps to make the proposal acceptable in landscape character terms.
  - 18 pitches and a 'wild camping' ethos with basic facilities represents the maximum this site has the capacity for, whilst retaining its positive contribution to character and the land's ability for be farmed.
  - Iterations to the layout and planting and additional information submitted have largely addressed landscape character concerns. Additional tree planting within the grazed field is uncharacteristic.
  - Tranquillity, dark night skies and indirect effects from traffic: reducing the number of pitches and limiting the numbers on site help to address concerns on the perceptual qualities. The Campsite Management Plan set out clear rules, with no external lighting, which is supported.
  - Recommended conditions: a) planting (location, species, establishment and maintenance); b) Landscape and Environmental Management Plan, with a year round management for landscape enhancements and biodiversity net gain; c) details of fencing and facilities hut.
- 4.5 **WSSC Highways:** No objection.
- No objection was raised to the initial proposal for 25 pitches. It is however appreciated that a reduced number of pitches will also reduce the number of vehicular trips.
  - Plans demonstrate the provision of more than sufficient parking space for 18 pitches. Parking bays are suitable in size and on-site turning appears achievable.
  - Proposals would not have an unacceptable impact on highways safety or result in 'severe' cumulative impacts on the operation of the highway network.
- 4.6 **CDC Environmental Health:** No objection.
- A condition is recommended controlling noise and lighting (as proposed) and requiring the site to be operated in accordance with proposed management rules.
  - Fire pits: a condition limiting the type of material burnt, limiting the size of individual fire pits and limiting to a number of specific identified locations would be reasonable.
- 4.7 **WSSC Public Rights of Way:** No objection:
- Public footpath 872 runs along the track from Dumpford Lane to the ponds to the south and then connects through the field to the crossing bridge. There are signs to a 'used'

route from the hardstanding to the bridge across a field, but this unsurfaced and is not the definitive public right of way.

- The definitive footpath has been blocked at the south end of the stone track by a post and wire fence. This obstruction has been requested to be removed.
- WSCC recommends to condition the removal of the fence obstruction.
- A shared use of the public right of way with vehicles increases the risk of accidents or injury. It is encouraged to review the risks to public safety and to introduce appropriate measures such signage to advise vehicles drivers of the hazards and act responsibly.

4.8 **Natural England:** No objection.

4.9 **HCC Ecology:** No objection.

- A pre-commencement condition is recommended to detail and clarify all the mitigation and enhancement measures required to ensure no adverse impact on designated sites, notable habitats and protected species.

4.10 **SDNPA Sustainable Tourism:** Support.

- There is strong demand for accommodation in the National Park during peak months. This application supports Policy SD23 and delivers the SDNP Sustainable Tourism Strategy.
- This is a low impact, affordable camping in an area with little other camping offer. It provides visitors with opportunities to explore the extensive Rights of Way network and could provide additional income to visitor attractions and associated visitor economy & food and drink businesses.
- It is recommended providing carts/wheelbarrows for transporting equipment/belongings from the car park to the pitch.

4.11 **SDNPA Sustainable Economy:** Support.

- Proposals will enable this land based business to continue with traditional farming activities, manage the landscape as well as introduce much needed holiday accommodation in the National Park. This proposal will ensure the farm is financially resilient at an incredibly precarious time for farms and will ensure the business continues to positively contribute to the National Park.

4.12 **SDNPA Planning Policy:** Support.

- Upon resubmission and reduction in the number of tents, this has reduced our concerns (traffic, amenity and landscape) and would be supportive from a policy perspective.
- The scale of development could detract from the amenity of the area if not carefully managed.
- Although not nearby any other tourist attractions, it is closely associated with Public Rights of Way, including the Serpents Trail and the safeguarded dismantled railway.
- The Campsite Management Plan is a welcomed. This document sets out features that would be important to conserve and enhance the special qualities of the National Park.

4.13 **Environment Agency:** No objection.

4.14 **WSCC Fire and Rescue Service.** Comments:

- Further information is required on the intended access to the proposed holiday cabins, as there seems to be insufficient access for the Fire Service.
- There is insufficient supply of water for firefighting as the nearest hydrant is 400 metres away.

4.15 **WSCC Lead Local Flood Authority:** No objection.

4.16 **WSCC Minerals and Waste:** No objection.

## 5. Representations

5.1 A total of 56 third-party representations have been received across two rounds of consultation: 54 objecting to the proposal and 2 in support. These are summarised below.

5.2 First round of consultation (26 objections, 1 support):

### Objection:

- Campsite has been running for two years already. It is already advertised online.
- Noise, air and light pollution: recurrent problems raised by neighbours in the past. Music played at night, car headlights and camp fires impact dark skies.
- Access is along narrow country roads which cannot sustain the increase in traffic in the summer. Dumpford Lane is used for walkers, cyclists and horse riders, it is a narrow lane of poor surfacing. There is no public transport.
- An objector commissioned a transport analysis that concluded excessive traffic movements. It suggests to reconsider the Local Highways Authority's assessment.
- Servicing the amenity huts would require commercial vehicles, which is not practical.
- Campers have driven in the past to the pitches over fields alongside a public right of way causing harm to ecology. Campers will insist on vehicular access to their pitches. The parking area is not sufficient for 25 pitches.
- There is no provision for rubbish collection and removal. Pollution will increase from traffic and litter. Reported past cases of rubbish being dumped within and around the site. Potential hazard from campfires and barbeques. Increased fumes, smells and air pollution from fires.
- The site is not near any local pub or facility, except a farm shop, increasing car journeys. Site outside the settlement policy boundary.
- Lane unsuitable for motor homes and caravans. No passing places and damage to banks, verges and hedges. The lane is not capable to handle greater traffic.
- Area known for its tranquillity and dark skies, to be disrupted by campsite.
- Concerns on grounds of safety, security and misbehaviour in relation to livestock. Access of emergency vehicles is difficult.
- Guests have foraged wood nearby in the past, disturbing fauna and flora. Guests haven't complied with the Countryside Code in the past.
- Clarefield Copse is an ancient woodland. The site is partly waterlogged, drainage is poor and the site is muddy. Insufficient screening between public footpath and campsite.
- Any access of campers to neighbouring land outside campsite through a small bridge over stream would be dangerous and would impact biodiversity.
- Pressure from campers to protected habitats and species. The proposal should have an Environmental Impact Study. Should planning permission be granted, conditions should ensure ecological mitigation is enforceable. Dog proof fence should be provided.
- The site is visible many points. Proposals will have a negative visual impact.
- A planning application for a similar proposal covering a smaller area was submitted in 2019 which was opposed by locals and withdrawn.
- The code of conduct is unenforceable without staff monitoring.
- Massive scale, loss of agricultural land, and the intention is for permanent change of use.
- A sequential test should be done of all the farmer's land holdings to consider whether this is most appropriate site for diversification.
- This application does not align with purposes, objectives and policies of the SDNP.

Support:

- Great way to bring business to a remote community, pubs and farm shops. Great asset in the community.

5.3 Second round of consultation (28 objections and 1 support):

Objection:

- The changes to the application do not alter previous comments. 18 pitches is too many. Concerns remain in terms of traffic, highways safety, landscape and pollution, and others, as above.
- The capacity of the campsite will continue to increase regardless of the reduction in size and numbers. A 50 spaces car park implies an increase in pitches and increased traffic. No electric vehicle charging points proposed.
- If compliant with submitted information, the campsite would be economically unviable.
- Lakes, banks, ditches and stream are safety hazards.
- Toilet and shower facilities are insufficient.
- The stockman's cottage is unfinished. Impact visible all year round and ability to use site for livestock constrained. The car park is incongruous with the landscape and it's visible. Proposals lead to suburbanisation effect.
- Increased density of pitches and water runoff.
- The campsite management plan is un-implementable and impractical. It should be part of a Section 106 agreement and strictly applied. There is no policing or supervision.
- The plan includes 6 hectares of Dumpford Park Farm submitted without permission.
- The stockman's dwelling being constructed in not being lawfully implemented and this application cannot rely on it.

Support:

- The Petersfield & District Angling Club believe that with the proposed minimal facilities will unlikely attract undesirable campers; but only those that will respect and enjoy the natural beauty of its surroundings. They support the application.

**6. Planning Policy Context**

- 6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant statutory Development Plan comprises of the **South Downs Local Plan 2014-2033**. The relevant policies are set out in Section 7 below.

National Park Purposes

- 6.2 The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well-being of the local community in pursuit of these purposes.

National Planning Policy Framework and Circular 2010

- 6.3 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect in February 2019. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 172 that great weight should be given to conserving landscape and scenic

beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

#### National Planning Policy Framework (NPPF) 2019

6.4 The National Planning Policy Framework has been considered as a whole. The following NPPF sections have been considered in the assessment of this application:

- Achieving sustainable development
- Building a strong, competitive economy
- Promoting healthy and safe communities
- Promoting sustainable transport
- Making effective use of land
- Achieving well-designed places
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

#### Relationship of the Development Plan to the NPPF and Circular 2010

6.5 The development plan policies listed below have been assessed for their compliance with the NPPF and are considered complainant with it.

#### The South Downs National Park Partnership Management Plan 2020-2025

6.6 The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant outcomes include:

- Outcome 1: Landscape and Natural Beauty
- Outcome 2: Increasing Resilience
- Outcome 3: Habitats and Species
- Outcome 5: Outstanding Experiences
- Outcome 6: Lifelong Learning
- Outcome 7: Health and Wellbeing
- Outcome 8: Creating Custodians
- Outcome 10: Great Places to Work

#### Other relevant documents

- Parking Supplementary Planning Document (2021)
- South Downs Landscape Character Assessment (2020)
- Draft Camping and Glamping Technical Advice Note (2021)
- Dark Night Skies Technical Advice Note (2018)
- Ecosystem Services Technical Advice Note (2019)
- Habitats Regulations Assessments (HRA) Technical Advice Note (2021)
- Roads in the South Downs (2015)
- Planning Position Statement by the SDNPA during COVID-19 Pandemic (2020)
- SDNPA Sustainable Tourism Strategy 2015-2020



## **7. Planning Policy**

7.1 The following policies of the **South Downs Local Plan 2014-2033** are relevant to this application:

- SD1 – Sustainable Development
- SD2 – Ecosystems Services
- SD4 – Landscape Character
- SD5 – Design
- SD6 – Safeguarding Views
- SD7 – Relative Tranquillity
- SD8 – Dark Night Skies
- SD9 – Biodiversity and Geodiversity
- SD10 – International Sites
- SD11 – Trees, Woodland and Hedgerows
- SD17 – Protection of the Water Environment
- SD19 – Transport and Accessibility
- SD20 – Walking, Cycling and Equestrian Routes
- SD21 – Public Realm, Highway Design and Public Art
- SD22 – Parking Provision
- SD23 – Sustainable Tourism
- SD25 – Development Strategy
- SD34 – Sustaining the Local Economy
- SD40 – Farm and Forestry Diversification
- SD45 – Green Infrastructure
- SD48 – Climate Change and Sustainable Use of Resources
- SD49 – Flood Risk Management
- SD54 – Pollution and Air Quality

## **8. Planning Assessment**

### Background

- 8.1 The land in question has been used for camping since the summer of 2019 as the applicant has benefited from the 28 days (now 56) of permitted development rights for the use of the land for other uses in each year. Permitted development rights (Class B, Part 4, Schedule 2, General Permitted Development Order (GPDO)) allows the landowner to use their land as a campsite during 56 days as well as to provide moveable structures for the purposes of the permitted use.
- 8.2 As explained in Section 2 (Planning History section), a planning application was submitted in 2019. The proposal consisted of approximately 1 hectare and 17 pitches immediately adjacent to Clarefield Copse and Dumpford Lane. The application was withdrawn following concerns raised by officers due to the lack of proper consideration to parking, landscape and wildlife in the application.
- 8.3 Since then, the campsite continued to operate in the summer 2020 and it is understood that the campsite has re-opened in May 2021. The campsite has been in operation on site for two consecutive seasons, raising concerns from nearby communities with regards to pollution and traffic mostly. The site currently benefits from permitted development rights

and campsites do not require planning permission to operate for a limited period of time (56 days per year). When it comes to a permitted development campsite, the SDNPA has no planning controls over the scale and operation of the site. This planning application, although proposes a longer season than allowed under permitted development rights, has been negotiated with officers to reduce and mitigate negative impacts in the area and secure benefits.

- 8.4 Initially, the current planning application sought planning permission for the change of use of an area of 11 hectares of agricultural land to seasonal campsite with 25 pitches. Following the consultation period, concern was raised by officers and third parties with the number of pitches and with the excessive size the site, amongst others.
  - 8.5 An opportunity to address issues raised by officers was given to the applicant, and following negotiations, as revised proposal was submitted in April 2021. This revision reduced the site from 11 to 7 hectares and the number of pitches from 25 to 18. The revised proposal was also supported with additional ecological information, a Farm Diversification Plan and with a Campsite Management Plan. This is the scheme under consideration in this report.
  - 8.6 Although this is major development for the purposes of the Development Management Procedure Order (more than 1 hectare), the proposal does not constitute major development for the purposes of paragraph 172 of the NPPF and Policy SD3 of the Local Plan. It is not considered major development (172 NPPF) due to the relatively small scale of the site and the low-key nature of the proposal, not having the potential to have significant adverse impact on the purposes of the National Park.
- Farm diversification
- 8.7 The National Park purposes are of significance in the assessment of this planning application since the proposed seasonal campsite has the potential to deliver on both purposes. Purpose one refers to the conservation and enhancement of the natural beauty, wildlife and cultural heritage of the area. Purpose two relates to the promotion of opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
  - 8.8 Policy SD34 of the SDLP is relevant as it relates to sustaining the local economy and supports proposals that foster the economic and social well-being of local communities. In particular, it supports proposals that promote and protect business linked to agriculture and tourism, two key sectors in the National Park. Tourism and farming, are identified by the SDNPA Planning Position Statement as to be at greater risk under the Covid-19 pandemic.
  - 8.9 Policy SD25 of the Local Plan sets out the development strategy of the National Park, resisting development outside the defined Settlement Policy Boundaries. Exceptionally, Policy SD25 permits development outside settlement boundaries where it complies with relevant policies of the SDLP, responds to the context of the relevant area and there is an essential need for a countryside location. The application site is located outside any Settlement Policy Boundary. However, that there is an essential need for a countryside location for this visitor accommodation enterprise, especially given its wild camping ethos, being in line with the development strategy.
  - 8.10 The proposal is presented by the applicant as an opportunity to diversify the farming business at Rother Valley Farm, which is mainly focused on the production of organic beef. The applicant is seeking to make a compatible use of downland fields for farming and other means of income, in this case, through visitor accommodation. When livestock is moved to farms on lowland in the summer, fields become available for other uses and this proposal seeks to establish a seasonal low-key campsite, with minimum infrastructure.
  - 8.11 The principle of diversification is supported in the Local Plan, particularly in Policy SD40, which seeks to support the long term viability of the National Park's farm enterprises. A Diversification Plan was submitted with the application, which explains the proposed strategy and actions towards diversification. This plan includes several actions that currently generate additional income to the farm, such the rental of fishing lakes, a dog training area and camping. The proposed diversification has been supported by both SDNPA Sustainable Economy and Planning Policy Officers.

- 8.12 The proposed campsite will provide additional income that will benefit the farming business while remaining subsidiary to the agricultural operation. This is due to the modest proportion of the farm proposed for camping (7 hectares) and the compatibility with the agricultural operations, as camping would only take place during the months when the fields are not used by livestock. Also, the low-key nature of the proposed camping facilitates the transition from campsite to farming use of the site, and vice versa, through the seasons. Therefore, the proposed use will not cause disruption to the normal operation of the farm, which will retain its agricultural use.
- 8.13 Policy SD40 also requires that any diversification development re-uses or replaces existing buildings, where feasible. Where not feasible, it requires for development to be physically and functionally related to existing buildings and to be of an appropriate scale, retaining the agricultural character. In this case, the proposed campsite requires fields for camping and basic infrastructure, e.g. parking, and it will be directly connected to the stockman's dwelling under construction on site. Proposals re-use the existing car park south of Clarefield Copse that currently serve the users of the angling club, the barn and stockman's dwelling. This is a welcomed approach, in line with the aim of Local Plan of re-using existing buildings (in this case, existing hard-standing). Furthermore, the campsite is well-related to the existing car park fishing lakes, two main assets within the farm, are well connected to these and the access track, avoiding intensive intervention in the farm and landscape. Due to the limited physical development proposed (car park and amenity hut) and the low-key nature of the campsite, proposals retain the agricultural character of the site. Overall, the proposal is consistent with requirements and aims of Policy SD40 regarding diversification of farms.

#### Sustainable tourism

- 8.14 Policy SD23 (Sustainable Tourism) sets out criteria for visitor accommodation across the National Park. This proposal for an 18 pitches seasonal campsite and will provide opportunities for visitors to increase their awareness of the special qualities of the National Park, and in particular to this location, the dark night skies. This application has the support of the SDNPA Sustainable Tourism Officer.
- 8.15 Policy SD23 requires for the design and location of proposals to minimise the need for travel by private car and to encourage access and travel by sustainable means, such as cycling. In general terms, this location lacks of good public transport options. There are bus stops in Nyewood, 0.6 miles away, and whilst a bus service connects Nyewood with Chichester and Petersfield, this service is limited to 5 times a day from Monday to Saturday. This service would unlikely be used frequently by campers. Notwithstanding this, the site is well connected to the public right of way network, including the Serpent Trail and walking, cycling are suitable options for campers. The applicant has agreed to incorporate cycle storage within the site to encourage cycling to and from the campsite. This is secured by condition.
- 8.16 Camping accommodation along key routes of the National Park is supported in the SDNPA Tourism Strategy (2015-2020). One of these key routes is the Serpent Trail, which runs along Dumpford Lane. In the future, it is also expected that the dismantled railway line south of the site is converted into a non-motorised route from Petersfield to Pulborough, which will likely become one of these key routes. However, it was raised by third parties that the site is disconnected from settlements and from key services, such as pubs and local shops, which are not in a comfortable walking distance. A local farm shop is available at Rother Valley Farm, only 800 metres away. Notwithstanding the concerns raised around its location, given the relatively 'wild' nature of the campsite, this location is appropriate. The Local Plan requires to demonstrate that proposals minimise the use of private cars and encourage sustainable means of transport. It is considered that although the campsite will rely mostly on the use of private cars, options for more suitable means of travelling are available. Given its location along one of the key cycling and walking routes of the National Park and the provision of cycle storage, its location is, on balance, acceptable and in line with policies SD19 (Transport) and SD23.
- 8.17 This proposal will not detract from the experience of visitors, but it will provide an opportunity for visitors to enjoy and understand the special qualities of the National Park. It

is not considered that it will lead to adverse impacts to vitality and viability of town/village centres in the area and other assets of community value, due to the unique nature of the proposal. It would be expected for this campsite to lead to the opposite effect, and will complement rural communities and assets with affordable low-key visitor accommodation, which are much needed in the National Park.

- 8.18 It is considered that the campsite and its associated planting and good management of the fields and boundaries will positively contribute to the conservation and enhancement of the landscape character and wildlife. In order to control these benefits, conditions are proposed.
- 8.19 To conclude, it is the officer's view that the proposed campsite, in its reduced size and number of pitches, will be consistent with the first purpose of designation of the National Park. It will also contribute to the diversification and resilience of an established local farm enterprise and will provide affordable accommodation along existing and future key routes in the National Park. Therefore, the proposal is consistent with the aims and requirements of policies SD23, SD34 and SD40 of the Local Plan. Further assessment on the impacts of the proposed development in the area can be found below.

#### Landscape and design

- 8.20 The site in question is comprised of agricultural fields and a hard-standing located south of Clarefield Copse, an ancient woodland. This is immediately south of Dumpford Lane, a historic narrow road that connects Trotton with Dumpford and Nyewood. The area is characterised by its strong agricultural feel, medium relative tranquillity level and dark skies.
- 8.21 Policies SD4 (Landscape character) and SD5 (Design) of the Local Plan require any development proposal to adopt a landscape-led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the character and appearance of the area. Any proposal should also conserve and enhance landscape character. Policy SD5 requires development proposals to be integrate with, respect and complement the landscape character. For this site, there are several relevant landscape considerations such surface and ground water, trees and hedgerows, key habitats, the agricultural character of the area, tranquillity and dark skies that are important landscape factors.
- 8.22 The Landscape Officer commented on this application and initially raised some concerns with the number of pitches and the size of the application site, and potential loss of agricultural land. The latter is no longer considered to be an issue, as the applicant has confirmed that the fields will retain their agricultural use during the lower season as fields are used for livestock grazing in the winter. This is welcomed and contributes to retain the area's agricultural character.
- 8.23 In terms of the scale of the campsite, the reduced size of the site and number of pitches has positively addressed the capacity issues raised initially. The Landscape Officer considered disproportionate the initial proposal of 25 pitches across two large fields north and south of the fishing ponds. The latest revision for 18 pitches within one field only (north of fishing ponds) is a welcomed amendment and is considered appropriate and which this landscape has capacity for. It is considered that, subject to robust conditions proposed, the change of use of the field would not lead to landscape harm.
- 8.24 From a landscape character perspective, the proposed change of use of agricultural fields to seasonal campsite would have only very limited impact. This is mainly due to the low-key intervention in the area and the re-use of existing infrastructure. The presence of a maximum of 18 pitches with tents in a dispersed manner throughout the field is not considered to lead to harm to landscape character on a temporary basis and due to the light nature of tents. A new amenity hut would be installed on site, but again, this one would lead to a minimum landscape character impact, especially due to its moveable nature and provision during the campsite season only. The design of the hut is considered to be appropriate, as it is of a modest and utilitarian appearance, ancillary to the main use and of a proportionate scale that would not be harmful to the character of the area in a temporary basis. Conditions are recommended to ensure that the amenity hut is accessible to all users, of appropriate materials and finishes and that it is removed and stored away from October

to April. These conditions are necessary to ensure that the proposal would not lead to a negative impact on landscape character in the long term.

- 8.25 Outdoor cycle storage and amenity huts are the two only structures to be installed on site. Once uses cease on a definitive basis on site, these shall be removed, as controlled by condition.
- 8.26 With regards to the car park, this is an existing hard-standing that has been used for parking for some years now. The proposal seeks to re-use it and share it with different parties: campers, fishing club users, stockman's dwelling and barn. The shared use of the car park is welcomed and together with appropriate planting proposed along the southern boundary, a positive intervention in the landscape that will tidy up the area.
- 8.27 Trees are to be protected from development, and none is expected to be felled or directly affected by the development. New planting along boundaries is positive and will contribute to improve the green infrastructure network and to screen the car park from long distance views. Single trees are proposed sporadically throughout the site. The one to be planted within the field south of the car park would be consistent with the landscape character of the area as it formed part of a historic design landscape of Nyewood House. The trees within the field to the south east of the car park are not characteristic according to the Landscape Officer, but these will not be an obstacle to the farming operations, and will provide benefits in terms of biodiversity, screening and shadow for in the camping season. These are acceptable and specifications are, together with other planting, controlled by condition.
- 8.28 Overall, the proposal is considered to integrate well with the surrounding and to respect the agricultural character of the area. Furthermore, the proposal, together with proposed planting, re-use of the car park and a robust control with conditions, will conserve and likely enhance landscape character. Proposals are consistent with policies SD4 and SD5 of the Local Plan.

#### Tranquillity and dark night skies

- 8.29 The application site is located within the Dark Sky Core. The area is also in an area of medium level of relative tranquillity as shown in the SDNP Tranquillity Study.
- 8.30 Policy SD8 relates to the conservation and enhancement of the intrinsic quality of the dark night skies, and the integrity of the Dark Sky Core. The application documents confirm that no external lighting is proposed within the site. The only light sources would be eventual camp fires and head torches used by visitors. This is reflected in the Campsite Management Plan and no other external lighting will be allowed. This is controlled by condition.
- 8.31 In the absence of external lighting, the proposal is in line with the requirements of Policy SD8 of the Local Plan as it will conserve and enhance the quality of dark skies and the integrity of the Dark Sky Core.
- 8.32 Policy SD7 of the SDLP states that development proposals will only be permitted where they conserve and enhance the relative tranquillity of the National Park. The site is located within an area of medium tranquillity scores, and it is perceived as a tranquil space given its relative remoteness. The latest revision had omitted the previously proposed camping area south of the lakes, which is an area of higher tranquillity levels. This is welcomed.
- 8.33 The proposal would lead to a low level localised impact on tranquillity for a limited period of time in a year (a season of 5 months per year). The Landscape Officer, in consideration of the tranquillity sensitivities of the area, has requested that lighting should be avoided, which is the case. It is also requested that the number of pitches and Campsite Management Plan submitted to the SDNPA is adhered to and controlled by conditions. The Campsite Management Plan includes limits to the number of people allowed per pitch (2 adults and 4 children), no motor-homes, caravans or similar, no arrivals at night time, no fireworks, no amplified music at any time and requires campers to keep noise levels to a minimum between 10pm and 8am, as well as the manager's right to refuse entry/eject from site people causing nuisance. It is considered that the abovementioned rules in the Campsite Management Plan and the presence of a member of staff on site at night times at the

stockman's dwelling will help to keep nuisance levels down. Complete adherence to the approved Campsite Management Plan is required by condition.

- 8.34 The use of the site for camping is limited to the summer season, noise controlled, facilities and parking are localised, and there is a reasonable Campsite Management Plan with clear conduct rules. In light of the above, it is considered that the proposal conserves the relative tranquillity of the area. Consequently, the proposal is in accordance with Policy SD7 of the Local Plan.

#### Views

- 8.35 With regards to views, Policy SD6 of the South Downs Local Plan requires of development proposals to preserve the visual integrity, identity and scenic quality of the National Park, and key views in particular.
- 8.36 There are several publicly accessible areas within the locality from which the site is visible. The most obvious view of the site is from footpath 827, which runs along the access track from the north towards the south and along the western boundary of the campsite. The Landscape Officer has not raised concerns with regards to the visual impact of the proposal. Some tents would be visible from a stretch of public footpath 827 on its southern section along the site, but the majority of the fields and hut would be distant from the path and partially screened by trees and hedges (existing and proposed). The visual impact of tents is modest in this localised point, and low overall. The current car park would be better screened due to proposed planting along the south boundary, which would be an improvement.
- 8.37 The site is only partially visible throughout small gaps in the hedgerow from Dumpford Lane, however these views are not prominent. Also, the site is partially visible from higher ground level along the South Downs Way and Harting Down, which are approximately 3.7 kilometres south of the site. Whilst partial views of the existing hard-standing and field can be achieved in the long distance, the site's contribution to this long distance panoramic view is trivial. This is due the substantial distance, existing tree screening and the light touch nature of the proposed campsite. It is not considered that tents located sparsely within the field and the amenity hut would cause a negative visual impact from the South Downs Way and other long distance viewpoints.
- 8.38 Proposals preserve the scenic quality of the National Park and preserve the identity of the area as clearly rural and agricultural. Key views from the South Downs Way are also conserved. Consequently, the proposal is consistent with Policy SD6 of the Local Plan.

#### Highways, public rights of way and parking

- 8.39 This proposal is assessed against policies SD19, SD20, SD21 and SD22 of the Local Plan and read together with the 'Roads in the South Downs' document.
- 8.40 Policy SD21 of the Local Plan states that development proposals will be permitted where they protect and enhance highway safety. It also requires to give consideration to historic rural roads and the impact of development proposals on biodiversity, landscape and the amenity vale and character of these roads.
- 8.41 The Local Highways Authority (LHA) was consulted on this application and raised no objection to the proposal. The LHA state that there are no visibility issues at the access point, and that whilst there would be an intensification of use and an increase on number of trips, these will remain low and these will not cause a severe impact on the highway network. Following revision reducing the amount of pitches from 25 to 18, the LHA appreciated the reduced number of trips that the site will generate. No concerns are raised from a highways safety perspective.
- 8.42 Dumpford Lane is a relatively narrow tarmac road, with few passing spaces that can be accessed with a regular vehicle. This road is also used by cyclists, horse riders and walkers in the area and it forms part of the Serpent Trail. Concern was raised by the Parish Council and residents on potential conflicts with these users as traffic increases. Notwithstanding this, the LHA do not identify any adverse highways safety impact resulting from the proposal.

These lanes are commonly shared by all road users, including farm traffic, and shared lanes is expected.

- 8.43 An increase in traffic is considered by the community to potentially cause harm to the character of Dumpford Lane due to the absence of sufficient passing places, and the erosion of verges and banks. Notwithstanding this, the amount of traffic generated by this campsite, on a seasonal basis only, would not be substantial as stated by the LHA, especially given that cars already lawfully use the campsite under permitted development rights and that farm traffic is common. The reduced scale of development (from 25 to 18 pitches) certainly contributes to reduce the potential impacts.
- 8.44 The LHA was made aware of a third party representation, which was accompanied with a transport statement raising concerns with traffic increase. In review of this statement, the LHA maintained their no objection comment. Officers agree that the proposal will not significantly impact the local highway network.
- 8.45 The most convenient route to access the campsite is via Nyewood (and Habin Hill Road) from the west, rather than from the east, where some mud can be found on the road and the longer narrow stretch of Dumpford Lane is. The route from Nyewood to the campsite along Dumpford Lane is approximately 750 metres long, it is safe and offers good visibility in the distance. It is recommended via an informative that the applicant advertises this access route as the preferred option for visitors.
- 8.46 It is not considered that an increase of vehicle movements on Dumpford Lane would result in a significant material change of the traffic patterns as to adversely impact the character of the lane.
- 8.47 The Public Rights of Way Team at the LHA have also commented and raised no objection. The proposal will not alter any public right of way and the proposed parking and access layout would not interfere with the definitive public footpath. However, officers identified an existing obstruction on the footpath near the fishing lakes, and an alternatively used path. To remediate this and direct users to the definite route that directly connect with the site, a condition was suggested by the LHA seeking the removal of this obstruction within the applicant's land. This is accepted and added to the list of conditions.
- 8.48 The proposed car park has been detailed in the latest revised submission to ensure that it has capacity for campers visiting the site, as well as other users from the barn adjacent to the site, the stockman's dwelling and users of the fishing pond. 50 parking spaces are proposed for all, which is considered to be sufficient for 18 pitches and other users. The Parking SPD does not specify standards for campsites, but for hotels instead, and requires 1 parking space per bedroom. That same rate can be applied to this proposal, therefore requiring at least 18 parking spaces, which is met. The remaining parking spaces would be used for additional vehicles from campers and other users such members of the angling club.
- 8.49 The provision of parking within the existing hard-standing is positive, as it reduces landscape impacts, in line with 'Roads in the South Downs'. Cycle storage is proposed and secured by condition. Therefore, the parking provision is consistent with Policy SD22 of the Local Plan.
- 8.50 In light of the above, the proposal is considered to comply with Policies SD19, SD20, SD21 and SD22 of the Local Plan.

#### Impact on amenity of the local residents and environment

- 8.51 Policy SD5 of the Local Plan requires proposals to have regard to avoiding harmful impacts upon surrounding uses and amenities. As mentioned in Section 1, there are two main residential properties in the area, and others in the distance. There is also surrounding farmland with livestock in adjacent fields.
- 8.52 Neighbours have raised concerns on potential impacts from noise and smell from the proposed campsite. This is due to their experience in previous years of the campsite under permitted development rights. Concerns were also raised by neighbouring farmers due to uncivil behaviours of campers with livestock, deadwood gathering for campfires and littering in the area.

- 8.53 As explained above, amplified music will not be allowed on site and this is controlled by condition. The normal noise from people gathering and camping would not be detrimental in term of noise to residents' living conditions due to the distance between the campsite and the nearest properties.
- 8.54 The Environmental Health Officer was consulted and asked to comment on any potential nuisance to nearby residents and on the use of fire at the campsite in particular. No objection was raised from the Environmental Health Officer on these aspects. It is considered that the campsite would not cause a detrimental impact on living conditions of nearby residents to the east and west of the site as long as the comprehensive campsite rules are in place. A condition has been imposed requiring that the site is operated in accordance with the proposed Campsite Management Plan.
- 8.55 With regards to fire and potential smoke and smell nuisances to nearby residents, the Environmental Health Officer recommends that camp fire rules are in place, limiting the number, location and size of fire pits and the type of material burnt (dried wood preferably). Prohibiting fires at the campsite is considered by the Environmental Health Officer to not to be a reasonable action. The District Council has statutory nuisance powers in the event of nuisance from smoke. In light of the above, the distance between the site and other properties and the conditioned controls, any indirect impact of fires on nearby residents would not likely cause a detrimental impact on residents' living conditions. Appropriate measures are in place to ensure that smoke and smells do not cause a harmful impact on surrounding residents.
- 8.56 Proposals also include waste and recycling bins at the amenity hut, which are to be emptied by farm staff on a daily basis.
- 8.57 In the absence of music, vehicles parked in an ordered manner, a comprehensive Campsite Management Plan, farm staff presence on site and controls over fires, the proposed campsite would not lead to harmful nuisance levels as to detract from living conditions. Proposals, as controlled by condition, are consistent with Policy SD5.
- 8.58 Policy SD54 relates to pollution and requires proposals to not to have a significant negative effect on people and the environment.
- 8.59 Light pollution is considered to be inexistent due to the absence of external lighting proposed. With regards to air pollution, it was considered above that in order to control the levels of smoke and any potential nuisance to nearby residents, a condition was put in place. This is supported by the Environmental Health Officer, who do not object to the principle of camp fires within the site. The application indicates that these should be only take place within the designated fire pits. Officers consider that sufficient control on the location, size and design of the fire pits and type of material burnt will allow to reduce any significant air pollution, not causing nuisance to residents and having a negligible impact on the environment. An appropriate design of fire pits would also reduce the impact of burning on the soil and grass.
- 8.60 Proposals, as explained above and conditioned, are considered to be in line with Policy SD54 regarding air, noise, light and odour pollution.

#### Utilities

- 8.61 Individual pitches will not be provided with water or electricity supply. The ethos of the campsite is to be relatively wild with only basic shared services. The amenity hut will feature a solar panel on the roof and will supply electricity to the hut. It will also be connected to the mains water supply available on site and water will be heated by a combination of solar panels and bottled gas locked in the amenity hut. Solar panels for electricity and heating are welcomed and consistent with Policy SD48 of the Local Plan with regards to using low carbon technologies.
- 8.62 The proposal will deal with foul water from the amenity hut by draining to wastewater storage tanks to be installed below ground level. These will not discharge any waste water to the ground or watercourse and the tank will be emptied regularly. Details are controlled



by condition to prevent potential pollution on ground water, in line with policies SD17 and SD54.

#### Ecology and biodiversity net gain

- 8.63 Policy SD9 of the Local Plan requires proposals to demonstrate that they conserve and enhance biodiversity as well as have identified and incorporated opportunities for net gains in biodiversity. Following the receipt of additional information regarding protected species and habitats, as well as revised plans, the County ecologist has not raised concerns with the principle of the campsite proposed. It has been recommended that a pre-commencement condition is placed to agree in detail the proposed ecological mitigation and enhancement scheme for the site. This requirement has been incorporated in a condition.
- 8.64 Biodiversity net gain could be achieved with the landscape scheme primarily through the proposed south edge wildlife margins, planting and bat and bird boxes, amongst others via conditions. It is important to note that the scheme aims to manage grassland and any proposed planting through the year in a manner that conserves and enhances landscape character and the biodiversity of the site, while being compatible with camping and farming operations. The principles for the management of the site are supported and should be detailed in the landscape and ecological management plan to be submitted prior the first use. The Landscape Officer suggested the imposition of a Landscape and Ecological Management Plan for the site, as well as the County Ecologist the mitigation and enhancement details to be conditions. Given that these two go together, they have been incorporated in a single ad hoc condition to reduce the number of condition and in the interest of reasonable and necessary conditions only.
- 8.65 Proposals are considered to be consistent with policies SD9, SD10 and SD11 of the Local Plan.

#### Ecosystem Services and Green Infrastructure

- 8.66 Policy SD2 of the SDLP relates to ecosystem services and states that development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute goods and services. Policy SD45 is also relevant as it requires to maintain and enhance Green Infrastructure (GI) assets.
- 8.67 This proposal would provide affordable opportunities for access to the natural and cultural resources and people's well-being. Moreover, the campsite will support an existing organic farming enterprise, encouraging the sustainable production of food. Other ecosystem benefits relating to habitat enhancements and biodiversity which would result from the implementation of a series of enhancements controlled by condition.
- 8.68 With regards to green infrastructure and wildlife, proposals include additional planting and creation of buffers/measures of protection of key habitats (ancient woodland, riparian habitat). The proposed fencing around the ancient woodland is considered sufficient to prevent encroachment and pressure on this habitat. Planting proposed will strengthen the existing green infrastructure network within the site, meeting the aims of policies SD11 and SD45.
- 8.69 Proposals are in line with policies SD2 and SD45 of the Local Plan.

#### Flood risk

- 8.70 With regards to flood risk, pitches are located within Flood Risk Zone 1 (low risk), whilst the southern boundary of the site is within Zone 3 (high risk), as it coincides with the stream and fishing lakes. Given that not camping or structures are proposed within higher risk areas, there are no concerns raised in terms of safety. The Lead Local Flood Authority was consulted on this application and raised no objection. No increase in flood risk is expected as result of this proposal given the negligible seasonal increase in impervious surfaces. Proposals are consistent with Policy SD49 of the Local Plan.

#### Fire risk

- 8.71 The fire risk aspect has been reviewed by the West Sussex County Council Fire and Rescue Service. They advised that further information should be provided demonstrating that a fire

appliance is capable of accessing the proposed holiday built cabins, for the purpose of meeting building regulations. However, this comment must have been a misinterpretation of the proposal, as no holiday cabins are proposed, but only camping within fields and an amenity hut with showers and toilets.

- 8.72 The Campsite Management Plan prohibits smoking in the shower/WC hut. Measures to control any fire risk from fire pits is controlled by condition, as details on the number, location and size of equipment is required as well as mechanisms towards reducing fire risk and facilitating their extinction should there be an eventual fire.
- 8.73 The comments made by the Fire and Rescue Service were based on holiday huts (which are not proposed) and compliance with building regulations requirements. However, from a planning perspective, the SDNPA considers that the proposed safety measures are proportionate and adequate for this proposal. This proposal deals with fire risks in a proportionate manner and conditions will secure that fire safety measures are adhered to during the life of the development.

## **9. Conclusion**

- 9.1 Given the assessment above, it is considered that the proposal is in accordance with the Local Plan and there are no overriding material considerations to otherwise indicate that permission should not be granted.
- 9.2 The proposal, in its revised reduced size, has demonstrated that a mixed use of the fields for farming and seasonal camping will not detract from the special qualities of the National Park and to be in line with the purposes of designation. The proposal will provide affordable opportunities for understanding and enjoying of the special qualities of the National Park.
- 9.3 Conditions will ensure that the campsite does not lead to any harmful impact to nearby residents, tranquillity and dark night skies and that potential fire and pollution risks are adequately managed within the site. Proposed additional planting and ecological mitigation and enhancement will contribute towards biodiversity net gain and to avoid harmful impacts on habitats and species. It is therefore recommended that planning permission is granted subject to conditions.

## **10. Reason for Recommendation and Conditions**

- 10.1 Planning permission is recommended to be granted subject to:
- 10.2 Proposed conditions:

### Timescale

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

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

### Approved plans

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.

### No external lighting

3. No external lighting shall be installed on any building or within the site.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of night time amenity, tranquillity, wildlife and protect and conserve the International Dark Night Skies.

#### Landscape and Ecological Management Plan

4. The development hereby permitted shall not be brought into use until a landscape and ecological management plan, including the management objectives and responsibilities and maintenance schedules for a minimum of five years for all the site has been submitted to and approved in writing by the Local Planning Authority. The landscape and ecological management plan shall include a detailed scheme of ecological mitigation and enhancement of the site demonstrating no adverse impact on designated sites, notable habitats and protected species. These shall include details of any fencing proposed. Once approved, the landscape and ecological management plan shall be implemented and adhered to in complete accordance with the approved details.

Reason: to ensure the protection of habitats and designated sites and the protected species against recreational pressure and unsympathetic management as well as to ensure a satisfactory development and in the interests of amenity and landscape character and conserve and enhance the ecological standard. In line with Policies SD2, SD4, SD9, SD10 and SD11 of the South Downs Local Plan and the first purpose of designation of the National Park.

#### Planting details

5. Prior to the commencement of the development hereby permitted a detailed scheme of planting proposals shall be submitted to and approved in writing by the Local Planning Authority. All such work as may be approved shall then be fully implemented in the first planting season, following commencement of the development hereby permitted and completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting 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 otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development and in the interests of amenity, ecology and landscape character. It is considered necessary for this to be a pre-commencement condition as these details relate to the landscape design of the development and thus go to the heart of the planning permission.

#### Campfires

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

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

#### Parking

7. No part of the development shall be first brought to use until the car parking spaces have been constructed in accordance with the approved plans. These spaces shall thereafter be retained at all times for their designated purpose. No parking of any vehicle is allowed within the fields, but only within the designated car park.

Reason: To provide sufficient car parking space for the use and to protect the area from negative impacts in terms of landscape character, views and pollution from vehicles parked within fields.

#### Cycle storage

8. Before the development hereby permitted is first brought into use, details for the provision of secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage details shall be implemented prior to the occupation of the development and thereafter retained. Should the campsite use

cease on site, cycle storage shall be removed from the site and the ground restored to its previous condition, or otherwise agreed in writing by the Local Planning Authority.

Reason: To provide for alternative modes of transport and in support of non-vehicular routes in the area.

#### Amenity hut

9. Before the development hereby permitted is first brought into use and prior to the installation of the amenity hut, details of the amenity hut shall be submitted to and approved by the Local Planning Authority. These details shall include details of the materials and finishes to be used for construction, as well as technical specifications waste water equipment and details of its maintenance and management during operation of the campsite and after. Once approved, the amenity hut and waste water system shall be implemented and operated in full accordance with the approved details.

Reason: in the interest of landscape and visual value of the area and protection of the area from ground and water pollution.

#### Seasonal campsite use only

10. The site shall be used for seasonal campsite use from the 1 of May until the 30 of September of each year only. All visitor stay shall be limited to a maximum of 18 pitches and the designated tent pitches as shown on approved drawing W2113-02 Rev E (Site Plan). No sleeping in vehicles is allowed within the site. The site shall operate in complete accordance with the approved Campsite Management Plan (April 2021).

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

#### Amenity hut removal

11. The approved amenity hut shall be used for ancillary purposes to the seasonal campsite and shall be removed from site from October to April each year.

Reason: To comply with the details of the application and avoid any visual and landscape character impact when the building is not in use.

#### Foul water drainage

12. The development shall be carried out in accordance with the foul sewerage specifications contained in page 18 of the approved Design & Access Statement (November 2020) and shall not discharge waste water to the ground or water courses. Should the campsite use cease on site, all relevant underground structures and tanks associated to the use shall be removed from the site and the ground restored to its previous condition, or otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of the conservation of groundwater quality and avoid pollution to ground and water.

#### Waste

13. A waste collection bin and recycling bin shall be provided at the amenity hut and shall be collected daily by the site manager.

Reason: To comply with the details of the application and provide appropriate waste management for the site, avoiding potential pollution and negative visual impacts.

#### Public footpath obstruction

14. Any obstruction of public footpath 872 within the application site shall be removed prior the first use of the campsite, and a gap of at least 110cm in width should be provided for access.

Reason: To ensure that public access to the site and surroundings is available to all users, including walkers.

## Removal of permitted development rights

15. A Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no development falling within the following Classes of Schedule 2 of the Order shall be carried out without the prior written approval of the South Downs National Park Authority: Part 4 Classes A and B, and Part 6 Classes A and B. This condition will apply to all land edged in red and blue on approved drawing W2113 - 01 & 02 REV E (Site plan).

Reason: To ensure the development is satisfactory in accordance with the purposes of the South Downs National Park and does not result in harm to landscape or in an unacceptable intensification of use.

## Informatives

1. The applicant is advised to include on the campsite website listing and in the pitch booking terms and conditions that the preferred option to access the site with vehicles is through Dumpford Lane, via Habin Hill (towards Harting and Rogate) to the west, rather than from Dumpford and Trotton. This is to direct campers towards the more convenient route to the site.
2. The Environment Agency advises the applicant to sign up with Environment Agency flood warnings and have a flood evacuation plan. The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up. Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities. For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-forflooding>. To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

## **11. Crime and Disorder Implication**

- 11.1 It is considered that the proposal does not raise any crime and disorder implications.

## **12. Human Rights Implications**

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

## **13. Equality Act 2010**

- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

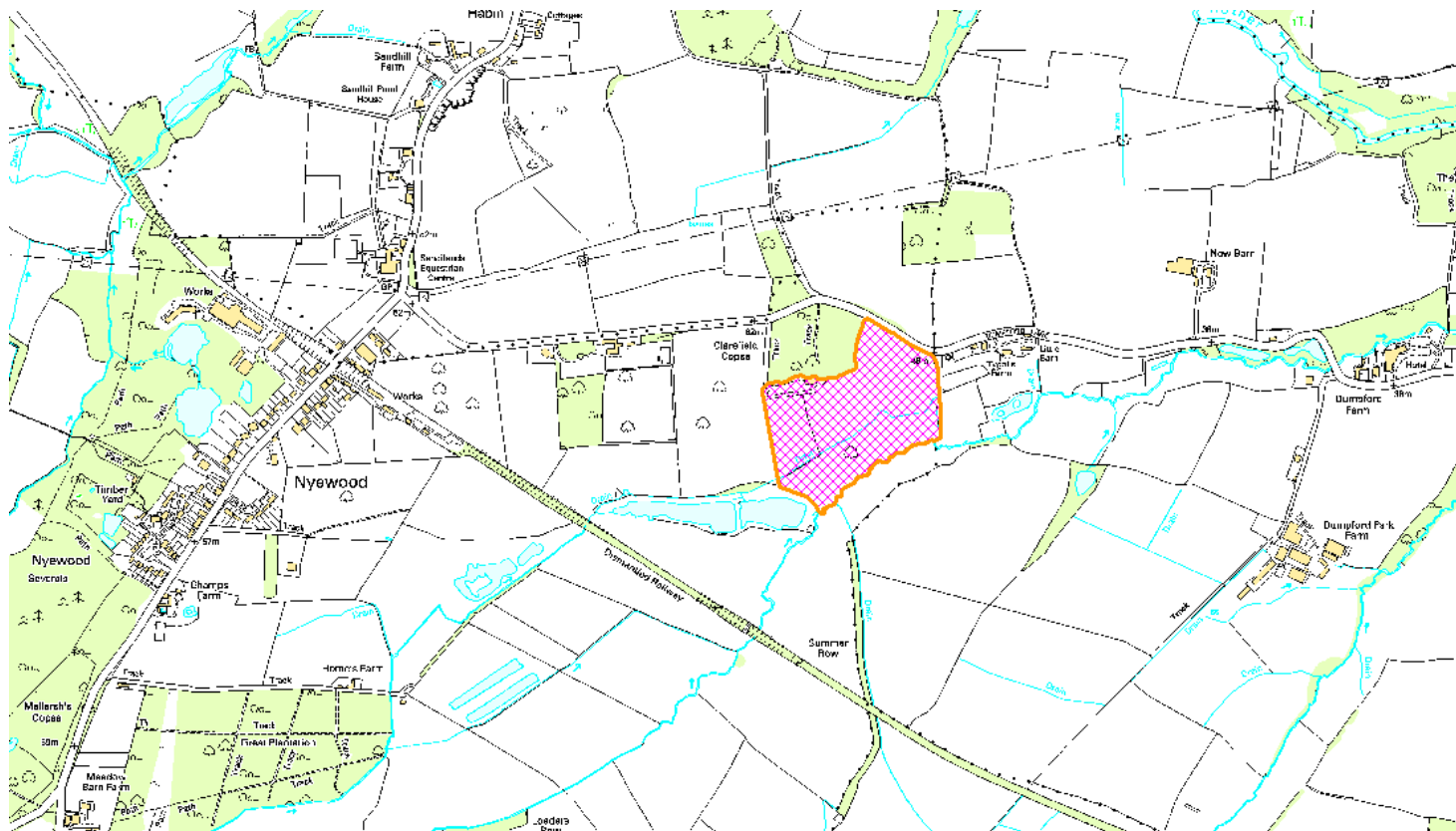
## **14. Proactive Working**

- 14.1 In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF. This has included the provision of advice from the SDNPA Senior Development Management Officer, Landscape and Policy Officers, the opportunity to provide additional information and revisions to the proposal for the purposes of adding value and address concerns with the proposals.

**Tim Slaney**  
**Director of Planning**  
**South Downs National Park Authority**

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Appendices	I. Site Location Map
SDNPA Consultees	Legal services
Background Documents	Planning application (documents, representations and consultation responses) <a href="https://planningpublicaccess.southdowns.gov.uk/online-applications/simpleSearchResults.do?action=firstPage">https://planningpublicaccess.southdowns.gov.uk/online-applications/simpleSearchResults.do?action=firstPage</a> South Downs Local Plan 2014-2033 <a href="https://www.southdowns.gov.uk/planning/south-downs-local-plan_2019/">https://www.southdowns.gov.uk/planning/south-downs-local-plan_2019/</a> National Planning Policy Framework (2019) <a href="https://www.gov.uk/government/publications/national-planning-policy-framework--2">https://www.gov.uk/government/publications/national-planning-policy-framework--2</a> The South Downs National Park Partnership Management Plan (2020-2025) <a href="https://www.southdowns.gov.uk/national-park-authority/our-work/partnership-management-plan/">https://www.southdowns.gov.uk/national-park-authority/our-work/partnership-management-plan/</a> English National Parks and the Broads: UK Government Vision and Circular (2010): <a href="https://www.gov.uk/government/publications/english-national-parks-and-the-broads-uk-government-vision-and-circular-2010">https://www.gov.uk/government/publications/english-national-parks-and-the-broads-uk-government-vision-and-circular-2010</a> South Downs Integrated Landscape Character Assessment (2020) <a href="https://www.southdowns.gov.uk/landscape-design-conservation/south-downs-landscape-character-assessment/south-downs-landscape-character-assessment-2020/">https://www.southdowns.gov.uk/landscape-design-conservation/south-downs-landscape-character-assessment/south-downs-landscape-character-assessment-2020/</a> SDNPA Supplementary Planning Documents <a href="https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/">https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/</a> SDNPA Technical Advice Notes <a href="https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/technical-advice-notes-tans/">https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/technical-advice-notes-tans/</a> Draft Camping and Glamping Technical Advice Note (2021) <a href="https://www.southdowns.gov.uk/wp-content/uploads/2021/02/Final-Camping-Glamping-TAN.pdf">https://www.southdowns.gov.uk/wp-content/uploads/2021/02/Final-Camping-Glamping-TAN.pdf</a> Roads in the South Downs (2015) <a href="https://www.southdowns.gov.uk/wp-content/uploads/2015/09/Roads-in-the-South-Downs.pdf">https://www.southdowns.gov.uk/wp-content/uploads/2015/09/Roads-in-the-South-Downs.pdf</a> Planning Position Statement by the SDNPA during COVID-19 Pandemic (2020) <a href="https://www.southdowns.gov.uk/planning-position-statement-update/">https://www.southdowns.gov.uk/planning-position-statement-update/</a> SDNPA Sustainable Tourism Strategy 2015-2020 <a href="https://www.southdowns.gov.uk/wp-content/uploads/2017/06/Sustainable-Tourism-Strategy-2015-20.pdf">https://www.southdowns.gov.uk/wp-content/uploads/2017/06/Sustainable-Tourism-Strategy-2015-20.pdf</a>

**Agenda Item 9 Report PC20/21- 49 Appendix I Site Location Map**



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