

Report to	<b>Planning Committee South</b>
Date	<b>17 April 2018</b>
By	<b>Director of Planning</b>
Local Authority	<b>Horsham District Council</b>
Application Number	<b>SDNP/17/05626/FUL</b>
Applicant	<b>Miss Cara Stephanou</b>
Application	<b>Proposed change of use from grazing land to visitor accommodation comprising of 4x pitches for camping pods with associated shower block, parking area and creation of a new highway access.</b>
Address	<b>Gerston Farm Greyfriars Lane Storrington RH20 4HE</b>

---

**Recommendation:** That the application be approved for the reasons set out in paragraph 10 of this report.

---

## **Executive Summary**

### **I Site Description**

- I.1 The application site consists of a paddock to the west of Greyfriars Lane, located outside of the defined built-up area of Storrington. The site is therefore positioned within a countryside location in policy terms.
- I.2 The site is bound by open countryside to the south, east and west, with two residential properties and Gerston Business Park positioned directly to the north. These properties are separated by a post and rail fence and informal hedging.
- I.3 The neighbouring property of Gerston Cottage abuts the application site to the south, with the application site surrounding the curtilage of the property to the south and west. The property sits centrally within its plot and is oriented to face west, with the residential amenity space positioned to the west of the dwelling.
- I.4 Gerston Business Park is positioned directly to the north, with the site used for a mix of B1, B2 and B8 purposes. The industrial buildings are positioned along the southern boundary, with an area of disused space separating the application site from these buildings.
- I.5 The wider area is characterised by undulating topography, with the South Downs Way positioned at a distance to the south.

## **2 Proposal**

- 2.1 The application seeks full planning permission for the stationing of 4 no. eco-pods and a toilet/shower block to the southern section of the application site. It is also proposed to utilise an existing entrance point, with the creation of a parking area to be used in association with the campsite.
- 2.2 The proposed eco-pods would be positioned to the southern section of the site to face south. Each pod would measure to a length of 6.3m and a width of 3.2m, and would incorporate a curved roof measuring to a total height of 2.5m. Each pod would incorporate space for a double bed and indoor seating area, with a small decked area extending to the south.
- 2.3 The proposed toilet/shower block would be positioned to the north-west of the row of eco-pods, and would measure 6m in length and 3m in width. This building would include individual access to each stall, and would incorporate a pitched roof measuring to an overall height of 3m. The building would be finished in timber cladding, with stable style doors and a small window to the front elevation.
- 2.4 The proposed parking area would be positioned to the south-eastern corner of the site, and would measure to a length of 14.1m and depth of 9.6m. The parking area would provide space for 6 no. cars and would be finished with 'Durapath' paving.
- 2.5 Associated landscaping in the form of a woodchip path connecting each pod to the car park and toilet/shower block is also proposed, with the introduction of additional native hedging to the north and western boundaries.

## **3 Relevant Planning History**

- 3.1 No relevant planning history

## **4 Consultations**

### **4.1 Parish Council Consultee**

Objection on the following grounds:

- Intrusive location that would appear out of character with the surroundings
- Appearance of the tourist accommodation are unattractive
- Green field site in the SDNP
- Access to the site is poor, utilising a single lane track
- Queries whether the septic tank can be used to accommodate the development
- Unsuitable location given its proximity to the industrial site
- Suburban hedging is inappropriate to the countryside location
- Precursor for future residential development

### **4.2 HO - Property Services - Drainage**

No Objection raised in principle, however the proposed septic tank would not meet the latest and future regulations regarding these systems.

### **4.3 HO - Ecology Consultant**

No Objection

### **4.4 WSCC - Highways**

No Objection: The proposed new access point and parking area would not cause a highway safety concern, and would not have a severe impact on the operation of the highway network.

## 5 Representations

5.1 13 letters of objection were received from 11 separate households, and these can be summarised as follows:

- Impact on the special qualities of the South Downs National Park
- Increase in traffic and noise disturbance
- Impact on the landscape character of the area
- Loss of tranquillity
- Impact on biodiversity
- Limited need for tourist facilities within the locality
- Impact on neighbouring amenities
- Security issues
- Impact on dark night skies

5.2 6 letters of support were received, and these can be summarised as follows:

- Provides much needed alternative accommodation
- Promotes the enjoyment of the South Downs National Park
- Sustainable tourism
- In keeping with surroundings
- Benefit to the local economy

## 6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **Horsham District Local Development Framework The Core Strategy (2007)** and the following additional plan(s):

- Local Development Framework: General Development Control Policies (2007)

The relevant policies to this application are set out in section 7, below.

### National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- 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.

## 7 Planning Policy

### Relevant Government Planning Policy and Guidance

7.1 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 on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 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)

7.2 The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF - Building a strong, competitive economy
- NPPF - Supporting a prosperous rural economy
- NPPF - Requiring good design
- NPPF - Promoting healthy communities
- NPPF - Conserving and enhancing the natural environment

7.3 The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

7.4 The following policies of the **Horsham District Local Development Framework The Core Strategy (2007)** are relevant to this application:

- CP1 - Landscape and Townscape Character
- CP2 - Environmental Quality
- CP3 - Improving the Quality of New Development
- CP5 - Built-up Areas and Previously Developed Land
- CP8 - Small Scale Greenfield Sites
- CP14 - Protection and Enhancement of Community Facilities and Services
- CP15 - Rural Strategy
- CP16 - Inclusive Communities
- CP18 - Tourism and Cultural Facilities
- CP19 - Managing Travel Demand and Widening Choice of Transport

7.5 The following policies of the **Local Development Framework: General Development Control Policies (2007)** are relevant to this application:

- DC1 - Countryside Protection and Enhancement
- DC2 - Landscape Character
- DC9 - Development Principles
- DC25 - Rural Economic Development and the Expansion of Existing Rural Commercial Sites/Intensification of Uses
- DC39 - Tourism
- DC40 - Transport and Access

### Partnership Management Plan

7.6 The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a

continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

7.7 The following Policies and Outcomes are of particular relevance to this case:

- Outcome 1 – The landscape character of the National Park, its special qualities and local distinctiveness have been conserved and enhanced
- Outcome 5 – Outstanding visitor experiences are underpinned by a high quality access and sustainable transport network
- Outcome 6 – Widespread understanding of the special qualities of the National Park and the benefits it provides
- Policy 1 – Conserve and enhance the natural beauty and special qualities of the landscape and its setting
- Policy 29 – Enhance the health and wellbeing of residents and visitors by encouraging, supporting and developing the use of the National Park as a place for healthy outdoor activity and relaxation
- Policy 30 – Develop access for all opportunities, particularly supporting those currently underrepresented.
- Policy 34 – Support and enable communities to develop and deliver high quality, community-led initiatives that contribute to the understanding, conservation and enhancement of the special qualities of the National Park
- Policy 41 – Maintain visitor enjoyment and influence visitor behaviour in order to reduce impact on the special qualities and increase visitor spending
- Policy 43 – Support the development and maintenance of appropriate recreation and tourism facilities and visitor hubs
- Policy 48 – Support the towns and villages in and around the National Park to enhance their vital role as social and economic hubs
- Policy 49 – Maintain and improve access to a range of essential community services and facilities for communities in the National Park
- Policy 50 – Housing and other development in the National Park should be closely matched to the social and economic needs of local people and should be of a high design and energy efficiency standards

#### The Draft South Downs National Park Local Plan

7.8 The South Downs Local Plan: Pre-Submission Local Plan was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 26<sup>th</sup> September to 21<sup>st</sup> November 2017. After this period, the next stage in the plan preparation will be the submission of the Local Plan for independent examination and thereafter adoption. Until this time, the Pre-Submission Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication unless other material considerations indicate otherwise. Based on the current stage of preparation, along with the fact that the policies are compliant with the NPPF, the policies within the Pre-Submission Local Plan referenced are currently afforded some weight.

## **8 Planning Assessment**

8.1 The application seeks full planning permission for the change of use of the land for the siting of 4 no. pitches for camping pods, along with the stationing of a shower block, and associated car park and access.

### **Principle of Development**

8.2 Policy CPI8 of the Core Strategy (2007) states that measures which promote tourism, including recreation-based rural diversification, and enhance local cultural facilities will be encouraged. Any

development should be of a scale and type appropriate to the location and should increase the range or improve the quality of accommodation, attraction, or experiences for tourists, day visitors, business visitors, and residents in the District. Support will particularly be given to proposals which:

- a) Reinforce the local distinctiveness and improve existing facilities
- b) Focuses major new hotel accommodation in Horsham Town centre; and focuses other new build tourist accommodation in, or adjacent to, existing towns and villages;
- c) Strengthen the facilities available within the towns and villages in the District and in terms of their relationship with the countryside around them;
- d) Develop the opportunities associated with rural diversification and rural development initiatives
- e) Do not result in the loss of a cultural resource;
- f) Support the restoration of the Shoreham Cement Works site as part of the comprehensive package involving employment and leisure uses, aimed at securing major environmental and landscape improvements compatible with its sensitive location within an AONB.

- 8.3 Policy 39 of the Horsham District General Development Control Policies (2007) states that the provision of small scale new facilities will be approved if the proposal is appropriate in its scale and level of activity, and in keeping with its location and surroundings; or is a sympathetic conversion or appropriate extension of a suitable building.
- 8.4 Policy SD23 (Sustainable Tourism) of the Draft South Downs Local Plan states that development proposals for visitor accommodation will be permitted where:
  - a) the proposals will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities;
  - b) the design and location of the development minimises the need for travel by private car and encourages access and/or subsequent travel by sustainable means, including public transport, walking, cycling or horse riding;
  - c) development proposals will not detract from the experience of visitors or adversely affect the character, historical significance, appearance or amenity of the area;
  - d) development proposals make use of existing buildings, and, if not suitable existing buildings are available, the design of any new buildings are sensitive to the character and setting;
  - e) ancillary facilities are not disproportionately large in relation to the rest of the visitor facilities;
  - f) any proposal does not have an adverse impact on the vitality and viability of town or village centres or assets of community value.
- 8.5 The Horsham District Hotel and Visitor Accommodation Study 2016 concludes that there is insufficient provision of all forms of visitor accommodation in the Horsham District. The study shows potential opportunities for growth of visitor accommodation in the rural parts of the district, including the development of camping pod developments; glamping sites; and more accommodation close to the South Downs Way.
- 8.6 The SDNP Visitor Accommodation Review 2015 concludes that the South Downs is an attractive location for visitor accommodation development, operation and investments; with the review indicating that there is a shortage of accommodation. The study continues that there is a gap in networked accommodation along the South Downs Way, with opportunity and potential for camping pods and/or some form of glamping units along the South Downs Way.
- 8.7 The current owners live at Gerston Farm and would like to establish a small but focused business offering eco-friendly accommodation to visitors along the South Downs Way and within the South Downs National Park. It is aimed to better improve recreational links to the countryside and within the South Downs National Park, as well as improve the social and economic hub of Storrington.
- 8.8 The application site is located within approximately 700m of the centre of Storrington, with the South Downs Way and other footpaths within close proximity of the site. The proposal would

encourage recreational use within the countryside and South Downs National Park, and would support, enhance, and diversify tourist accommodation with the locality.

- 8.9 As indicated within both the Horsham District Hotel and Visitor Accommodation Study 2016 and the SDNP Visitor Accommodation Review 2015, there is an identified need for such tourist accommodation as proposed within the District and the National Park. The proposed scale and nature of the accommodation is considered to be of a scale appropriate to the character and location of the area, whilst improving the range and quality of facilities for visitors. As such, the proposal is considered to be acceptable in principle, in accordance with policy CPI8 of the Core Strategy (2007) and policy DC39 of the Horsham District General Development Control Policies (2007).

### **Landscape character of the site and surroundings**

- 8.10 Policies CPI, CP3 and DC9 state that development should be of a high quality design, which protects and enhances the rural, countryside landscape, whilst being of a scale, mass and bulk which is sympathetic to the character of the surroundings.
- 8.11 The eco-pods will consist of timber cladding and felt roofing, and would consist of relatively modest structures with a small decked area to the south that would be built out of pallets.
- 8.12 The proposed construction and appearance of the eco-pods, utilising timber cladding, is considered to result in an informal structure that would sit modestly within the context of the site and the rural character of the countryside location. Whilst it is acknowledged that these structures would be visible from wider views, including the South Downs Way, it is considered that the proposed structures are of a scale, form and material palette that would allow them to sit sympathetically within the context and setting of the countryside location.
- 8.13 The proposed shower block would be designed to look like a stable building, with stable doors to each stall and a small high level window. The proposed block would measure to a length of 6m and depth of 3m, and would extend to an overall height of 3m. The building would be timber clad, and would be sited to the north-west of the proposed eco-pods.
- 8.14 The proposed shower block is considered to be of a scale and massing that would sit comfortably within the context of the site, with its design and appearance considered to reflect a utilitarian structure that would be anticipated within the rural locality. For this reason, the proposed structure is considered to relate sympathetically to the character, context and setting of the rural location.
- 8.15 The proposed car park would be positioned to the south-eastern corner of the application site, and would consist of 'Durapath' material which is an eco-friendly plastic paving that would be covered in grass. The use of this material, with grass seeding, will seek to reduce the visual prominence of the parking area, and whilst it is noted that the increased screening would formalise this area of the site, it is not considered to result in substantial harm to the landscape character of the area.
- 8.16 The proposed structures are considered to be of a scale, massing and appearance that would sit modestly within the setting and context of the site and surroundings, in accordance with policies DC2 and DC9 of the Horsham District General Development Control Policies (2007).

### **Ecology**

- 8.17 The Preliminary Ecological Appraisal (PEA) submitted by the applicant outlines that there are no notable plants and habitats on the site, with the pasture and hedgerow on site providing commuting and foraging resources for bats, as well as suitable nesting for birds. No protected species would be impacted by the proposed development. Accordingly, and in line with local and national policy requirements, the Ecological Appraisal has suggested a number of recommendations to improve and enhance the quality of habitat on the site.

- 8.18 Following consultation with the Council's Ecologist, no objections have been raised to the proposed use. It is therefore considered that the proposal is acceptable, subject to a condition requiring the enhancements as recommended within the Preliminary Ecology Appraisal to be undertaken.

### **Amenities of the occupiers of adjoining land and properties**

- 8.19 Policy DC9 states that development should consider the scale, mass and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 8.20 The application site is bound by a residential property known as Gerston Cottage to the north, with the commercial site of Gerston Business Park also positioned to the north. These properties are separated by a closeboarded fence and hedging, with the residential amenity space of Gerston Cottage positioned directly adjacent to the application site.
- 8.21 The proposed eco-pods and shower block would be positioned to the southern boundary of the site, approximately 34m from the shared boundary of Gerston Cottage. The proposed pods would be positioned to face south, with the shower block facing to the north-east. The proposal seeks to enhance the boundary to the north with the provision of additional native hedging, with the proposed car park positioned to the south-east of the site and bound by additional native hedging screening.
- 8.22 It is acknowledged that a number of objections have been received in reference to the amenity impact and disturbance such use of the land would have on the residential properties to the north and east of the application site. Whilst it is acknowledged that the proposal would result in an increased level of activity on the site, the informal nature of the camp site coupled with the siting of the eco-pods and associated facilities is considered to reduce the conflict between the uses, and would not warrant an objection in planning terms.
- 8.23 However given the increased level of activity arising from the proposed use, it is considered reasonable to impose a site management condition in order to control the use and activity on the site. This management plan would include measures to reduce noise (including hours of quiet), vehicular activities, waste disposal, etc. The imposition of such condition is considered appropriate to reduce the level of disturbance and control the activity on the site, to the benefit of the neighbouring residential properties.
- 8.24 Subject to the imposition of a site management condition, the proposed change of use and associated operational development is not considered to result in substantial harm to the amenities and sensitivities of neighbouring properties, in accordance with policy DC9 of the Horsham District General Development Control Policies (2007).

### **Existing Parking and Traffic Conditions**

- 8.25 Policy DC40 of the Horsham District General Development Control Policies (2007) states that development should provide safe and adequate parking, suitable for all users.
- 8.26 The proposal seeks to provide a car park to the south-eastern corner of the site that would provide 6 no. parking bays for vehicles, utilising a new access point to the field. The proposal would consist of 'Durapath' material which is an eco-friendly plastic paving that would be covered in grass.
- 8.27 Following consultation with the Highways Authority it is not considered that the proposal would have a severe impact upon the operation of the highway network, with maximum visibility achievable from the new access. As such, it is considered that the proposal would accord with policy DC40 of the Horsham District General Development Control Policies (2007).



## 9 Conclusion

- 9.1 The proposed eco-pods and associated development are considered to improve and enhance the tourist accommodation provision within the District and within the South Downs National Park, and are considered to meet an identified need as referenced within both the HDC and SDNP Tourist Accommodation Studies, without resulting in harm to the landscape and scenic beauty of the Park or its wildlife, and as such is considered acceptable in principle. In addition, the proposal is not considered to result in harm to the amenities or sensitivities of neighbouring properties, or the function and safety of the highway network. As such, the proposed development is considered to accord with local and national planning policies.

## 10 Community Infrastructure Levy (CIL)

- 10.1 South Downs National Park has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1<sup>st</sup> January 2017.

- 10.2 **It is considered that this development constitutes CIL liable development.** At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
Residential Zone I	57.24	0	57.24
	<b>Total Gain</b>		<b>57.24</b>
	<b>Total Demolition</b>		

- 10.3 Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.
- 10.4 In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

## 11 Reason for Recommendation and Conditions

It is recommended that the application be approved subject to the following conditions.

### 1. **Approved Plans**

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.

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

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

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

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with policy DC7 of the Horsham District General Development Control Policies (2007).

4. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved pods and shower building have been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy DC9 of the Horsham District General Development Control Policies (2007).

5. **Pre-Occupation Condition:** Prior to first occupation of the camping pods, a management pack for future guests of the site shall have been submitted to and been approved in writing by the Local Planning Authority. The pack shall provide a code of conduct for all future guests, including but not limited to, no amplified music at any time and prohibiting the use of fireworks. The management pack shall be made available for all guests of the campsite and occupiers shall operate in strict accordance with the approved document at all times.

Reason: To protect the amenities of the adjoining residential and commercial properties and in accordance with policy DC9 of the Horsham District General Development Control Policies (2007).

6. **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, full details, including type and number of species, of the proposed native hedging and planting shall have been submitted to and approved in writing by the Local Planning Authority. All planting within the landscaping scheme submitted with the application (drawing no. ECO-01E received 02.03.2018) shall be carried out prior to the first occupation of any part of the development unless agreed in writing by the local planning authority. Any trees or plants/grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size, species and quality, unless the local planning authority gives written consent to any variation.

Reason: In the interests of the amenities of the locality and in accordance with policy DC9 of the Horsham District General Development Control Policies (2007).

7. **Pre-Occupation Condition:** The camping pods hereby permitted shall not be first occupied unless and until provision for the storage of refuse/recycling has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with policy DC9 of the Horsham District General Development Control Policies (2007).

8. **Pre-Occupation Condition:** Prior to the first occupation of the camping pods hereby permitted, the parking turning and access facilities to serve the development shall have been implemented in accordance with the approved details as shown on plan ECO-01E received 02.03.2018 and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with policy DC40 of the Horsham District General Development Control Policies (2007).

9. **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, maximum visibility shall be provided at the site access onto Greyfriars Lane in accordance with a plan to be submitted to and approved by the Local Planning Authority. These splays shall thereafter be kept clear of all obstructions to visibility above a height of one metre above the adjoining road level.

Reason: In the interests of road safety and in accordance with policy DC40 of the Horsham District General Development Control Policies (2007).

10. **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no use falling within Class B of Part 4 and Part 5 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order (England) 2015 shall be undertaken on the land.

Reason: In the interests of visual amenity and the amenity of the surrounding residential properties, and in accordance with policy DC9 of the Horsham District General Development Control Policies (2007).

11. **Regulatory Condition:** The total number of camping pods/eco-pods on the site shall at no time exceed 4.

Reason: To avoid an overcrowded appearance and to secure satisfactory standards of space and amenity in accordance with policy DC9 of the Horsham District General Development Control Policies (2007).

12. **Regulatory Condition:** No amplified music shall be played on the site at any time.

Reason: To safeguard the amenities of nearby residents in accordance with policy DC9 of the Horsham District General Development Control Policies (2007).

13. **Regulatory Condition:** No external lighting or floodlighting shall be installed at any time.

Reason: In the interests of the amenities of the locality and to preserve the dark skies of the National Park in accordance with policies DC2 and DC9 of the Horsham District General Development Control Policies (2007).

14. **Regulatory Condition:** All site clearance works, building works and ecological enhancements shall be carried in full accordance with the recommendations set out in chapter 4 of the Preliminary Ecological Appraisal by Arbtech, dated 17 January 2018.

Reason: To provide ecological protection and enhancement in accordance with policy DC5 of the Horsham District General Development Control Policies (2007).

15. **Regulatory Condition:** The existing hedgerow to the western boundary shall be retained. Any trees which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size, species and quality, unless the local planning authority gives written consent to any variation.

Reason: In the interests of the amenities of the locality and in accordance with policy DC9 of the Horsham District General Development Control Policies (2007).

## 11. Crime and Disorder Implications

- 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**

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

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

Contact Officer: Tamara Dale  
Tel: 01403 215166  
email: [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)

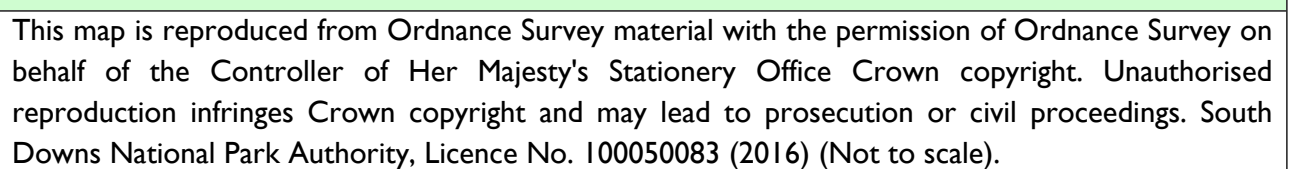
Appendices Appendix 1 - Site Location Map  
Appendix 2 – Plans Referred to in Consideration of this Application

SDNPA Consultees

Background Documents SDNP/17/05626/FUL

## Site Location Map

## Site Location Map



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Downs National Park Authority, Licence No. 100050083 (2016) (Not to scale).

## Appendix 2 – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Miscellaneous - Photo	None		02.11.2017	Submitted
Reports - Parking Area - Sustainable Parking Surfaces (Durapath)	None		02.11.2017	Submitted
Site Photographs - Existing and Proposed Site	None		02.11.2017	Submitted
Reports - Planning, Design and Access Statement	None		02.11.2017	Submitted
Plans - Proposed shower block elevations	ECO-02		07.11.2017	Approved
Plans -	ECO-01	E	02.03.2018	Approved
Plans - Proposed Elevations - Ecopod	ECO-03	B	02.03.2018	Approved

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