



TO: Planning Committee South

BY: Head of Development and Building Control

DATE: 16 February 2021

DEVELOPMENT: Retrospective application for the change of use of part of a field to form a six pitch glamping site with portable toilets and shower facilities.

SITE: Little Rock Cottage Hurston Lane Storrington RH20 4FF

WARD: Storrington and Washington

APPLICATION: DC/20/1923

APPLICANT: **Name:** Pamela Finch **Address:** Little Rock Cottage Hurston Lane
Storrington RH20 4FF

REASON FOR INCLUSION ON THE AGENDA: At the request of Storrington and Sullington Parish Council

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 This application seeks retrospective planning permission for the change of use of part of an open pasture field belonging to Little Rock Cottage to form a six pitch glamping/ camping site with portable toilets and shower facilities. The site has been operational through the summer of 2020, originally through the '56 day rule' under Permitted Development and this application seeks to regularise the continued use of the land for camping/ glamping on a permanent seasonal basis (March to September).

DESCRIPTION OF THE SITE

- 1.2 The site is located in the countryside, around 150 metres from the Built Up Area boundary of Storrington. The site extends to approximately 1.2 hectares and consists of an open field accessed from Hurston Lane via a single vehicular gate. The site lies adjacent to a residential neighbour to the south, separated by small paddocks with grazing fields to the north. There is a public footpath running along the bottom (eastern) end of the site boundary with more fields owned by the applicant beyond. The site falls away at a gradual gradient to the east of the site.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

2.2 National Planning Policy Framework

2.3 Horsham District Planning Framework (HDPF 2015)

Policy 1 - Strategic Policy: Sustainable Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 4 - Strategic Policy: Settlement Expansion

Policy 7 - Strategic Policy: Economic Growth

Policy 9 - Employment Development

Policy 10 - Rural Economic Development

Policy 11 - Tourism and Cultural Facilities

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 35 - Strategic Policy: Climate Change

Policy 37 - Sustainable Construction

Policy 40 - Sustainable Transport

Policy 41 - Parking

Policy 42 - Strategic Policy: Inclusive Communities

Policy 41 - Community Facilities, Leisure and Recreation

2.4 RELEVANT NEIGHBOURHOOD PLAN

Storrington, Sullington and Washington Neighbourhood Plan 2019

Policy 3: Employment Uses

Policy 8: Countryside Protection

Policy 10: Tourist Accommodation

2.5 PLANNING HISTORY AND RELEVANT APPLICATIONS

No planning history on this site

3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

INTERNAL CONSULTATIONS

- 3.2 **HDC Landscape Architect:** At the time of my visit in December, understandably there were little signs of the glamping activities other than the more permanent structures such as the decking, the pod and shower blocks. These were not considered to be incongruous or cause harm to the character of the receiving landscape.
- 3.3 The site sits in the landscape character area E1 Parham and Storrington Wooded Farmlands and Heaths of the Horsham District Landscape Assessment 2003. Of note the

area is described as having rolling landform of sandy ridges cut by small narrow stream valleys and small mostly well hedged pasture fields with mature hedgerow oaks.

- 3.4 The site itself is in close proximity to the urban edge of Storrington but it predominantly retains rural qualities and tranquillity albeit influenced by the large number of paddocks that divide the fields and other horsiculture influences but also the adjacent Taglewood cottage and the cluster of farm buildings that can be seen on a more prominent position to the north of the site.
- 3.5 Key issues identified for this character area are the expansion of horse paddocks, increasing traffic on some minor roads (i.e. increase of activity in the countryside which is separate from the highways assessment of number of vehicles movements).
- 3.6 The proposals are for the field to be able to accommodate 6 pitches and supporting facilities such as shower rooms, toilets, etc. Considering the site's countryside location, immediate landscape character and urbanising influences but also the nature of development proposed, the proposals are considered to result in a small increase of activity in the countryside but that the site is capable of assimilating the proposals without unduly harming to the landscape character and visual amenity of the area and therefore comply with HDPF Policy 26.
- 3.7 It is required however that the applicant considers the use of more in-keeping toilet facilities (rather than porta-loos) and that the showers and any other proposed structures are of high quality predominantly using traditional local materials such as timber. Details of such facilities can be subject to condition should you be minded to recommend the application for approval.
- 3.8 **HDC Environmental Health:** No objection, subject to conditions.
- 3.9 **HDC Economic Development:** Support, as it will provide additional visitor accommodation within the District and aligns with our Visitor Economy Strategy.
- 3.10 Our Visitor Economy Strategy highlighted that for us to fulfil our aim of promoting Horsham District as 'hub and host' we must be able to provide a wider range of accommodation facilities. The need for a wider range of visitor accommodation within the District, was also emphasised in the Horsham District Hotel and Visitor Accommodation Study (2016). The report indicated that visitor accommodation developers saw one of the District's strengths to be its large, affluent catchment population due to its proximity to London and wider home counties. Glamping facilities were considered one of the methods of attracting these visitors for 'short breaks and additional holidays' (pg.70). The Planning Statement for this application emphasises that this is indeed the case for this facility, as they explain that a large proportion of their guests have come from London.
- 3.11 The 2016 report also indicated that glamping was rapidly growing in popularity nationally and that the District would benefit from encouraging these developments (pg.88). Therefore, from an Economic Development perspective, additional glamping facilities within the District will build on our range of visitor accommodation, improve our offer to our catchment population and contribute towards attracting more tourism within the District. In turn, this will be a step towards increasing visitor spend within our local area.
- 3.12 Moreover, as highlighted in our Economic Strategy, one of the challenges we face is the high number of residents who seek work outside of the District's border. Historically this has meant that we have many 'out-commuters' which puts us at risk of becoming a 'dormitory district'. Therefore, it is important that we support the provision of more local job opportunities; the visitor economy plays an important role with regards to supporting local employment. This proposal indicates that the site currently employs two people with the intention of growing in the future.

- 3.13 The site is also within proximity to several local visitor attractions, for example The Pulborough Brooks is just a few minutes away by car. Therefore, the provision of additional visitor accommodation, will also be of benefit to these nearby tourism facilities and support these local businesses and their employees as well.
- 3.14 Overall, Economic Development supports this application as it will contribute positively to our local visitor economy and rural economy. The glamping site provides additional visitor accommodation within the District, expanding the range that we have on offer and will support local employment as well as businesses. They have also provided evidence of the level of demand for their facility and the positive feedback that they have received from visitors, to demonstrate the viability of their business in this location.

OUTSIDE AGENCIES

- 3.15 **WSCC Highways:** The Local Highways Authority does not consider that the proposal would have and an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.
- 3.16 The proposed use of a 6-pitch camping / glamping site would likely generate a maximum of 2 / 3 two-way trips per pitch per day. Typically, such uses are not huge generators of trips with visitors staying on site once arrived. Weight is also given that the site could benefit from the 56-day permitted development rule on an annual basis. The daily trips generated under the permitted development rights would be no different to the proposed use only they would occurring over 7 months of the year.
- 3.17 Access to the site is achieved via an existing gated field access from Hurston Lane, an unclassified single track rural road subject to a 30 mph speed limit at this point, though it is appreciated that the speed limit changes to National speed limit (60 mph) immediately north of the site access point.
- 3.18 Further interrogation of the adequacies of the access point, namely visibility and geometry, could only be substantiated if the proposed would result in a material intensification of use at the site access point. Having regard for the existing use and the benefit of permitted development rights for the proposed use of a limited period, it would be difficult to substantiate this would be the case.
- 3.19 It is noted that the access is a field access. There would be some highways benefit in formalising this access point with a crossover built under licence to current WSCC specification. I would be minded suggest such a crossover is secured under planning condition. An area of block paving or similar bound surface should also be provided beyond the back edge of the highway boundary within land under the control of the applicant. This would mitigate mud and debris being pulled onto the public highway. The access gate should also be set back a minimum of 5 metres from the back edge of the carriageway to ensure that a vehicle can be fully removed from the carriageway while the gate is opened. Again, it seems reasonable that such a modification could be secured and could be considered within the suggested 'access' planning condition.
- 3.20 Visibility splays have not been formally demonstrated by the applicant, however from a desktop study it does seem that a degree of visibility is available using highway verge. The character of Hurston Lane is such that approaching vehicle speed will likely be slow and infrequent. Again, without a significant intensification of use occurring it would be unreasonable for a full visibility assessment to be requested for scrutiny. It would however be advised that maximum achievable splays, in as much as is under control of the applicant from a 2.4m X distance are secured with plans and details to be provided in the interest of

highway safety. This would provide a benefit over the existing situation but may require the cutting back of some vegetation overhanging the public highway.

3.21 A total of 2 car parking spaces per pitch seems to be a reasonable parking requirement for this use. While not formally demonstrated it is clear that such a provision can be accommodated within the site.

3.22 **WSCC Rights of Way:** No Objection.

PARISH COUNCIL

3.23 **Storrington and Sullington Parish Council:** Objection:-

3.24 The site was formerly grazing and is very exposed to view. Members consider that the tents toilets etc are intrusive in the landscape and located in an inappropriate position. They introduced noise lighting and human activity to what was a peaceful field.

3.25 Access along Hurston Lane is poor single track and heavily used by walkers horse riders etc not to mention refuse trucks being opposite with sewage farm.

3.26 The toilet and shower block is very poor visual quality and rows of porta loos skip's fire pits barbecues are inappropriate in this location. Modern camping and caravanning sites are managed and maintained to a high standard with infrastructure- built shower toilet blocks on site roads and tracks . This is more of a pop up site and members do not believe there is a case for it to be permanent . Farms we expect to be functional and sometimes unattractive. This is not a farm it is intrusive and unattractive.

3.27 Members consider the glamping site to be detrimental to the amenity of the neighbouring property which is not where the owner lives. To state that the owner lives adjacent to the site is stretching the truth- her property is two or three fields away and although she owns the fields her house is some distance from the site and it is therefore unlikely to cause her any disturbance. Regardless of the commitment to a peaceful quiet site there are no guarantees that this character will continue or can be enforced. Members question that should the application be permitted would that mean the fields would become developed land?

3.28 Should the recommendation be to approve we request that your condition be attached limiting the site to no more than 6 pitches.

PUBLIC CONSULTATIONS

3.29 Five letter of objection have been received from four households. These are summarised as:-

- Inappropriate development in the countryside
- Hurston road is too narrow
- Liable to flooding
- No screening from the neighbouring property or the road
- Lavatories and showers too close to the road
- Nigh time noise and disturbance
- Too many people on the site
- Highways Safety and Increased traffic
- Precedent for further development along Hurston Lane
- Not suitable for caravans or motorhomes

3.30 Five letters of support have been received from local businesses and residents. These are summarised as:

- Very well run site
- No further traffic issues since opening
- Very peaceful and respects the countryside and wildlife
- No problems with noise and pleasure as neighbouring use (keeps horses in adjoining field)
- We have had a definite increase in business from the campsite which is a short walk away- there are not enough campsites in the area (The Crown at Cootham)
- Increase in visitors from the campsite- direct walks across countryside to the pub- in need of more campsites (The Sportsman Inn, Amberley)
- Extra income for local businesses

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Principle of Development

6.1 Policy 7 of the Horsham District Planning Framework (HDPF) states that sustainable employment development in Horsham District will be achieved by promotion of the District as an attractive place to stay and visit to increase the value of the tourism economy.

6.2 Policy 11 of the HDPF outlines that measures which promote tourism and enhance local cultural facilities, including recreation based rural diversification, 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 amongst others, are in keeping with their relationship with the urban area and countryside around them and benefit the local economy.

6.3 In addition, Policy 10 of the HDPF supports sustainable rural economic development and enterprise within the District which maintain the quality and character of the area, whilst sustaining its varied and productive social and economic activity. The policy requires development to contribute to the diverse and sustainable farming enterprises within the district or, in the case of other countryside-based enterprises and activities, contribute to the wider rural economy and/or promote recreation in, and the enjoyment of, the countryside.

6.4 In this instance the application falls outside of the existing Built-Up Area and lies within the Countryside. Policy 26 of the Horsham District Planning Framework (2015) would be relevant and requires development outside the Built-Up Area boundaries to be essential to its countryside location in order to protect the rural character and undeveloped nature of the

countryside against inappropriate development. In addition, it must meet one of the following criteria:

1. Support the needs of agriculture or forestry;
2. Enable the extraction of minerals or the disposal of waste;
3. Provide for quiet informal recreational use; or
4. Enable the sustainable development of rural areas.

- 6.5 Furthermore, this policy requires that development be of a scale that is appropriate to its countryside character and location and should not lead either individually or cumulatively to a significant increase in the overall level of activity in the countryside and protects and/or conserves, and/or enhances the key features and characteristics of the landscape character area.
- 6.6 Paragraph 83 of the NPPF states that planning decisions should enable: the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; the development and diversification of agricultural and other land-based rural businesses; sustainable rural tourism and leisure development which respect the character of the countryside; and the retention and development of accessible local services and community facilities.
- 6.7 Paragraph 84 of the NPPF continues that planning decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable. The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.
- 6.8 The Framework does not impose a blanket restriction on development outside defined settlements. The site is located close to the built-up area of Storrington and is not totally isolated, and so the countryside location does not conflict with paragraph 79 of the Framework. While any occupation of the site would likely to be dependent upon private vehicles on arrival and departure the site is well connected to Public Rights of Way and would provide opportunity for walking and cycling to nearby local services and community facilities in Storrington. These include easy access to Local Convenience Stores and Takeaways in Storrington Centre, The Crown at Cootham, Pulborough Brooks and access to the South Downs. Several letters of support have been received from local businesses including the Crown at Cootham and the Sportsman at Amberley outlining the increased trade the site has brought to them this year- demonstrating the economic benefits of the campsite.
- 6.9 The Council aims to take a pro-active stance to encourage local tourism within the District and the proposal would make a modest contribution toward the provision of visitor accommodation within the District. There is likely to be a demand for this type of glamping and camping accommodation in this location. The Councils Visitor Study identified a strong demand for this type of accommodation with supply not able to meet demand during spring and summer weekends. The Study states that there is scope for significant expansion of this type of accommodation in rural parts if the District particularly those located in close proximity to South Downs National Park (which lies just the other side of Storrington itself).
- 6.10 The 2016 report also indicated that glamping was rapidly growing in popularity nationally and that the District would benefit from encouraging these developments (pg.88). Therefore, from an Economic Development perspective, additional glamping facilities within the District will build on our range of visitor accommodation, improve our offer to our catchment population and contribute towards attracting more tourism within the District. In turn, this will be a step towards increasing visitor spend within our local area.

- 6.11 The Council acknowledges that there is an ongoing need to enhance the rural economy and this includes maximising visit spending through tourism across the District. This proposal is considered to promote quiet informal recreation and enjoyment of the countryside by being located within easy distance of public footpaths and bridleways allowing access and enjoyment of the surrounding countryside. The nearest Public Footpath runs along the boundary of the site and provides walks through the countryside leading to West Chiltington to the north, Storrington to the south and onwards to Warren Hill and the South Downs.
- 6.12 The site has been running in the same capacity as is proposed throughout the summer 2020 and is understood to have been a popular location for both local visitors and those from further afield. The site provides a 2 person camping pod (erected throughout the year), a bell tent sleeping up to five and a third glamping yurt that accommodates up to eight. There are then three camping pitches, two tent pitches are one family per pitch up to 6 and one pitch for two people only. This limits the number of people on the site at one time to a maximum of 6 households and there is unlikely to be more than 8 cars on the site at one time. The site is proposed to be seasonal, operating from the school Easter holidays to the end of September, being open throughout the holidays.
- 6.13 Considering these numbers and due to the current agricultural use on the site it would not be expected to have a significant increase in the overall level of activity in the countryside and there is considered to be no harmful conflict with Policy 26 of the HDPF.
- 6.14 For these reasons this proposal is considered to comply with HDPF policies 10, 11 and 26 and the principle of development is accepted.

Landscape Impact

- 6.15 This application has been considered by the Council's Senior Landscape Architect. The site sits in the landscape character area E1 Parham and Storrington Wooded Farmlands and Heaths of the Horsham District Landscape Assessment 2003. Of note the area is described as having rolling landform of sandy ridges cut by small narrow stream valleys and small mostly well hedged pasture fields with mature hedgerow oaks.
- 6.16 The site itself is in close proximity to the urban edge of Storrington but it predominantly retains rural qualities and tranquillity albeit influenced by the large number of paddocks that divide the fields and other horsiculture influences, but also the adjacent Taglewood cottage and the cluster of farm buildings that can be seen on a more prominent position to the north of the site.
- 6.17 The Landscape Architect states that 'considering the site's countryside location, immediate landscape character and urbanising influences but also the nature of development proposed, the proposals are considered to result in a small increase of activity in the countryside but it is considered that that the site is capable of assimilating the proposals without unduly harming to the landscape character and visual amenity of the area and therefore comply with HDPF Policy 26'.
- 6.18 It is suggested that the applicant considers the use of more in-keeping toilet facilities (rather than porta-loos) and that the showers and any other proposed structures are of high quality predominantly using traditional local materials such as timber. Details of such facilities can be secured through a condition (as recommended below).

Design and Appearance:

- 6.19 HDPF policy 25 requires development to protect, conserve and enhance the landscape and townscape characters across the District, taking account of settlement characteristics and settlement separation. Policy 32 of the HDPF requires new development to 'Complement

locally distinctive characters and heritage of the district' and 'Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings'. Policy 33 requires developments to relate sympathetically with the built surroundings.

- 6.20 The application proposes the retrospective change of use the field to site three glamping pods and three tent pitches. The bell tent and yurt sit on decking and the eco pod has a small area of decking to the front. Each glamping unit includes an outside covered area for shade or shelter with bench and table, a bbq and a fire pit and come fully furnished apart from towels bedding and torches. The three tent pitches measure around 10m x10m and each have a fire pit available.
- 6.21 Given the context of the site and the nature of the proposed development, it is not considered that the proposal would result in harm to the character or setting of the countryside location and is in accordance with Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).

Amenity Impacts:

- 6.22 Policy 33 of the HDPF (2015) states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.23 The site is situated adjacent to a residential property and associated paddocks that are not in the ownership of the applicant. It is noted that this neighbour has not objected to this application. To protect the peace and quiet of the countryside and in the interests of preserving the residential amenity of neighbouring properties, conditions have been added to preclude the playing of amplified music or using any form of amplified public address and the installation of external lighting. The applicants propose some additional planting along the boundary of the field with Tanglewood Cottage. This would add an additional element of privacy for the neighbours and help to screen off the campsite from the paddocks. The property itself and residential garden are situated some 45 metres away from the boundary and are already screened by planting and fencing.
- 6.24 In addition to concerns raised regarding the late night noise, further representations raised concern as to the impact of the campsite on the local area, particularly in relation to traffic, and the safety of the narrow road. The Local Highways Authority has not raised any objection to the proposal and the site is in an appropriate location, with good access to the road network, with the access being almost opposite the entrance for the sewage works and HDC Depot. It is assumed therefore that if the road can accommodate the larger vehicles associated with this site, 6 vehicles for this campsite will not have a substantial additional impact. It would therefore be difficult to resist the proposal on amenity grounds relating to traffic movements.
- 6.25 Whilst it is also acknowledged that the campsite will create additional activity in the local area, the resulting activity is considered to be appropriate and not excessive for its countryside location. The application of conditions to this permission will also help to control the campsite, including limiting the number of pitches to 6. It is considered that the impact arising from a transient nature of 'resident' for brief periods during the year, would not adversely impact on the neighbouring amenities, owing to the siting and distances involved. A planning condition will be imposed ensuring the use of the site is restricted to holiday makers. There can also be a planning condition in relation to external lighting. It is noted again that no objection has been received on the principle of the use from either of the two nearest neighbours. The applicant/ owner of the site owns the fields behind the campsite and lives around 100 metres to the south east of the site. There is easy access across her land to the corner of the site and the owner is on call at all times to manage any nuisance or issues that may arise.

Highways Impacts:

- 6.26 Policy 40 of the HDPF supports proposals which provide safe and suitable access for all vehicles, pedestrians, cyclists, horse riders, public transport and the delivery of goods, whilst Policy 41 requires adequate parking facilities within developments. Chapter 9 of the National Planning Policy Framework sets out that 'development should only be refused on transport grounds if there would be an unacceptable impact on highway safety grounds, or the residual cumulative impacts on the road network would be severe'
- 6.27 The proposed use of a 6-pitch camping / glamping site would likely generate a maximum of 2 / 3 two-way trips per pitch per day. Typically, such uses are not huge generators of trips with visitors staying on site once arrived. Weight is also given that the site could benefit from the 56-day permitted development rule on an annual basis. The daily trips generated under the permitted development rights would be no different to the proposed use only they would occurring over 7 months of the year.
- 6.28 Further interrogation of the adequacies of the access point, namely visibility and geometry, could only be substantiated if the proposed would result in a material intensification of use at the site access point. Having regard for the existing use and the benefit of permitted development rights for the proposed use of a limited period, it would be difficult to substantiate this would be the case. It is noted that the access is a field access. There would be some highways benefit in formalising this access point with a crossover built under licence to current WSCC specification. The Highways Officer recommend securing such a crossover under a planning condition. An area of block paving or similar bound surface should also be provided beyond the back edge of the highway boundary within land under the control of the applicant. This would mitigate mud and debris being pulled onto the public highway. The access gate should also be set back a minimum of 5 metres from the back edge of the carriageway to ensure that a vehicle can be fully removed from the carriageway while the gate is opened. Such a modification is recommended to be secured within the suggested 'access' planning condition.
- 6.29 Visibility splays have not been formally demonstrated by the applicant, however from a desktop study it does seem that a degree of visibility is available using highway verge. The character of Hurston Lane is such that approaching vehicle speed will likely be slow and infrequent. Without a significant intensification of use occurring it would be unreasonable for a full visibility assessment to be requested for scrutiny. It would however be advised that maximum achievable splays, in as much as is under control of the applicant from a 2.4m distance are secured with plans and details to be provided in the interest of highway safety. This would provide a benefit over the existing situation but may require the cutting back of some vegetation overhanging the public highway.
- 6.30 Concern has been raised over the narrow nature of Hurston Lane and it is noted that there is no designated footpath along much of the road. However, it is noted that from around 350 metres along Hurston Road towards Storrington there is a footpath that leads into Storrington. Before that there are grass verges that can be utilised and as is noted in representations and the planning statement the road is commonly used for walking, horse riding and cyclists.
- 6.31 A total of 2 car parking spaces per pitch is a reasonable parking requirement for this use. While not formally demonstrated it is clear that such a provision can be accommodated within the site.

Climate change:

- 6.32 Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water

consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. Conditions are attached to build resilience to climate change and reduce carbon emissions to secure the following:

- Refuse and recycling storage
- Limiting external lighting to reduce light pollution
- No burning of waste materials

6.33 Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

Conclusions

6.34 In policy terms it is considered that the principle of the proposal can be supported. The accommodation would provide for quiet informal recreational use while enabling a low-key form of sustainable development of the rural area. The site is well located for access to public footpaths and bridleways and is in close proximity to the local services and community facilities of Storrington and although outside of the Built up Area, is considered to be a sustainable location. The scale of the accommodation would not be expected to result in a significant increase in the level of activity in the countryside or have a significant impact on the landscape of the countryside. It is considered that the screening provided by the new hedging/ tree planting on the boundary will help to screen the site and minimise the visual impact of the proposal, as will the inclusion of a condition requiring details to be provided on the use of more in-keeping toilet facilities and showers and high quality predominantly traditional local materials such as timber to be used in any structures. For the reasons outlined the proposal is considered to accord with Policies 7, 10, 11, and 26 of the HDPF.

7. RECOMMENDATIONS

7.1 That the application is approved subject to the following conditions:

1 **A list of the approved plans**

2 **Standard Time Condition:** The development hereby permitted shall begin 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 **Regulatory Condition:** Within 3 months of the date of this permission details for the provision for the storage of refuse/recycling facilities shall be submitted to the Local Planning Authority for its approval in writing. The refuse / recycling facilities shall be provided within 1 month of such approval being given and shall be retained as such thereafter.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition:** Within 3 months of the date of this permission a Site Management Plan shall be submitted to the Local Planning Authority for its approval in writing. The Site Management Plan shall include, but not be limited to, responsibilities at all times, measures to control playing of amplified music at all times, a fire risk management plan, no fireworks at all times, no noise after 23:00, prevention of nuisance from BBQs and campfires including fixed locations for fires and BBQs, no group bookings of more than one pitch, and dealing with anti-social behaviour. The approved Site Management Plan shall be adhered to thereafter.

Reason: To protect the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** Within 3 months of the date of this permission details of the vehicular access shall be submitted to the Local Planning Authority for its approval in writing. The vehicular access shall be constructed within 2 months of such approval being given in accordance with the approved plans and details.

Reason: In the interests of road safety in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** Within 3 months of the date of this permission full details of hard and soft landscaping works shall be submitted to the Local Planning Authority for its approval in writing. The approved landscape scheme shall include details of the following:-

- (i) All proposed planting including species (specifically new boundary hedgerow planting and screening);
- (ii) Any proposed fencing or gates; and
- (iii) Proposed car parking and access road surfacing

The scheme shall be fully implemented in accordance with the approved details within the first planting season following the approval of details. Any plants, which within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape character of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Regulatory Condition:** Within 3 months of the date of this permission details of maximum achievable visibility splays, in as much as is under control of the applicant, at the site vehicular access onto Hurston Lane shall be submitted to Local Planning Authority for its approval in writing. The splays shall thereafter be provided, maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 8 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** The use hereby permitted shall only take place between the 1 March and 30 September (inclusive) each year.

Reason: To maintain control over the development and to protect the appearance and character of the area in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 10 **Regulatory Condition:** The total number of glamping units and pitches on the site at any one time shall not exceed 6, comprising 3 glamping units and 3 pitches. No

individual tent or glamping unit shall remain on the site outside of the period set out in condition 9, or be occupied for longer than 4 weeks by any individual or group in any one year.

Reason: To maintain control over the development and to protect the appearance and character of the area in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 11 **Pre-Occupation Condition:** Within 3 months of the date of this decision details of the composting toilet, including siting, design and waste management and collection details, shall have been submitted to the Local Planning Authority for its approval in writing. The facilities shall be provided in accordance with the agreed details once such approval has been given, and shall be retained as such thereafter.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 12 **Regulatory Condition:** The site shall not allow for the arrival or departure of guests associated with the use hereby permitted after 20:00 on any given day.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 13 **Regulatory Condition:** Within 3 months of the date of this permission a water and drainage strategy detailing the proposed means of sewage and waste water disposal and details of a wholesome water supply within 90m of all camping pitches, shall be submitted to the Local Planning Authority for its approval in writing. The water and drainage strategy shall be implemented in accordance with the agreed details and be maintained as such thereafter.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).