



PLANNING COMMITTEE REPORT

TO: Planning Committee North

BY: Head of Development and Building Control

DATE: 02 March 2021

DEVELOPMENT: Retrospective application for the Change of Use of the land to create a glamping site.

SITE: Nightingale Farm Sincox Lane Shipley West Sussex RH13 8PT

WARD: Southwater South and Shipley

APPLICATION: DC/20/2046

APPLICANT: **Name:** Mr and Mrs K Jacobs **Address:** Pine Ridge Wheatsheaf
Enclosure Liphook GU30 7EH UK

REASON FOR INCLUSION ON THE AGENDA: More than eight persons in different households have made written representations within the consultation period raising material planning considerations that are inconsistent with the recommendation of the Head of Development and Building Control.

By request of Councillor Stannard and
Councillor Lindsay

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 Nightingale Farm (agricultural land) to create a glamping site. The application is for an eight pitch site (amended from 15 initially) on a site measuring approximately 0.5 hectares.
- 1.2 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 glamping on a permanent basis throughout the year.

DESCRIPTION OF THE SITE

- 1.3 The site is located in the countryside outside of the defined Built Up Area Boundary, approximately 3.5km from West Chiltington. The site extends to around 0.5 hectares and

consists of an open field with hedgerows and trees to all boundaries. Access is via an existing made track. The site lies adjacent to open fields used as paddocks for horses. The nearest neighbours are situated around 150 metres to the east at 'Whitmans' and around 180 metres to the south at Rowlin Farm. The wider site is in use as a commercial equine facility and comprises of a number of related buildings such as stables, sand school, horse walker and some larger barns and workshop style buildings.

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:

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015)

Policy 1 - Strategic Policy: Sustainable Development

Policy 3 - Strategic Policy: Development Hierarchy

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 36 - Strategic Policy: Appropriate Energy Use

Policy 37 - Sustainable Construction

Policy 40 - Sustainable Transport

Policy 41 - Parking

Policy 41 - Community Facilities, Leisure and Recreation

Supplementary Planning Guidance:

RELEVANT NEIGHBOURHOOD PLAN

The Examination of the Shipley Neighbourhood Plan is now complete and the Inspector's Report has been issued. It therefore carries significant weight in decision making. A referendum will be held in 2021. The relevant policies of the Shipley Neighbourhood Plan are as follows:

Policy Ship HD1: New Housing Development

Policy Ship CO2: Employment

Policy Ship HD3: High Quality Design

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/17/2544

Application to confirm the continuous occupation of 'Stable Cottage' as a dwellinghouse in connection with Nightingale Farm for a continuous period in excess of four years and the substantial completion of related building works on a date exceeding the same period (Certificate of Lawful Development - Existing)

Application Permitted on
25.04.2018

DC/17/2515	Regularisation of installation of four floodlights	Application Permitted on 18.01.2018
DC/17/0856	Construction and use as a dwellinghouse, associated garden and domestic outbuilding (Certificate of Lawful Development - Existing)	Application Permitted on 19.06.2017
DC/16/2886	Prior Approval for Change of Use from agricultural building to a dwellinghouse	Prior Approval Required and REFUSED on 09.02.2017
DC/15/2615	Prior approval for a proposed change of use from agricultural building to single dwelling	Prior Approval Required and REFUSED on 12.01.2016
DC/12/0324	Change of use from storage (Class B8) to light industrial (Class B1) and formation of new entrance, for equestrian occupation	Application Permitted on 21.08.2012
DC/11/1743	Change of Use from storage (Class B8) to light industrial (Class B1) and formation of new entrance	Application Refused on 26.10.2011
DC/05/2549	Extensions to stables and use of existing stables for livery purposes	Application Permitted on 10.05.2007
DC/05/2546	Retention of menage	Application Permitted on 14.07.2006

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

HDC Environmental Health: No Objection

Recommend conditions to control drainage and lighting amongst others.

HDC Economic Development: Support

(summary) Economic Development supports this application, as it will provide additional visitor accommodation within the District and aligns with our Visitor Economy Strategy. 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). Glamping facilities were considered one of the methods of attracting these visitors for 'short breaks and additional holidays' (pg.70). The 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.

OUTSIDE AGENCIES

WSCC Highways: No Objection

(summary) The site is located on Sincox Lane, a C-classified road subject to national speed limit in this location. The LHA does not consider that this proposal would have 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.

Access and Visibility

The applicant proposes no alterations to the existing vehicular access on Sincox Lane. From inspection of local mapping, there are no apparent visibility issues with the existing point of access onto the maintained highway. Considering the potential of the existing agricultural/equestrian use, the LHA does not anticipate that the provision of 15 [now 8] pitches would give rise to a significant intensification of movements to or from the site. Typically, such uses are not huge generators of trips with visitors staying on site once arrived. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking and Turning

The applicant states that the car park can accommodate ten car parking spaces, with up to an additional 50 parking spaces being available within the nearby equestrian facility. Given the number of proposed pitches of 15 [now 8], the LHA is satisfied that the available parking provision would be sufficient. There is plentiful space for vehicles to turn on-site and exit in a forward gear.

PUBLIC CONSULTATIONS

SHIPLEY PARISH COUNCIL: Objection

Members noted that the proposed pitches had been reduced from 15 to 8 but no plans showing the layout and design were provided. Nor were plans for the toilet block, hot tubs and other facilities provided e.g. parking, bicycle park etc.

Members also noted comments and objections raised by local neighbours relating to noise and drainage. No plans were submitted detailing the disposal of wastewater from hot tubs and no environmental or ecology report was available that might have described the treatment of such effluent. Members were concerned that any run-off into the local ditches (which may have happened last year) from the chemically enriched water from the hot tubs might pose an environmental issue.

Letters of support were also considered but these were, mainly, from previous customers on the unapproved site in 2020. The impact of this site in a rural area along a narrow country lane would be detrimental to the neighbours who live in close proximity to the site, many of whom had suffered noise and disturbance from the unauthorised activity in 2020.

Given there have been 19 letters of complaint, Members were aware that the relevant HDC Planning Committee will consider this application and they asked that these comments be noted in determining this application.

Sixteen (16) letters of objection have been received from twelve households. These are summarised as:

- Neighbour Amenity
- Increase in traffic on narrow road
- Noise nuisance and noise pollution from site
- Noisy during construction
- Light pollution
- Drainage issues with hot tubs
- Concern with waterless toilets/ hot tubs/ utilities
- Increased rubbish in area

- No need for additional glamping site in the area
- Expansion would not be screened by trees and visible from neighbours
- Concern with how the site will be managed e.g. noise issues/ light curfews/ waste management/ group bookings
- Impact on the natural landscape
- Out of keeping with the locality

Twenty six (26) letters of support have been received. Eleven of these are from outside of the Horsham District. These are summarised as:

- Employment opportunities
- Supports local businesses
- No noticeable impact on traffic flows- actually an improvement as equestrian business has scaled down
- Eco—friendly site that cares for the environment and its surroundings
- Quiet family site with easy walking access to pubs and restaurants
- Respectful site owners and visitors

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 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. This includes include easy access to Public Rights of way to Coolham and Pulborough. Several letters of support have been received from local businesses including a local farm selling lamb hampers and meat to the visitors, a construction company who has helped to erect the site and achieved ongoing employment in the maintenance of the site and Equestrian Property Services at Coneyhurst who have also been employed for maintenance of outside areas and countryside conservation work which is ongoing. This helps to demonstrate the local 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 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, and the Council's Economic Development team have written I support of these proposals, noting that glamping was rapidly growing in popularity nationally and that the District would benefit from encouraging these developments.
- 6.10 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 off Sincox Lane around 200 metres from the entrance to the site. Nearby public footpaths provides walks through the countryside leading to Coolham, Dragons Green and many countryside and wooded areas of accessible countryside.

- 6.11 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 range of 'glamping' units as set out below with one currently vacant pitch:

- 1. Tilda- Horse trailer conversion for two people with an external picnic table, eco-shower, single waterless eco-toilet, small wood fired hot tub*
- 2. Vilanelle- World war 2 re-purposed trailer with an external wood deck area, picnic table, waterless eco-toilet, small wood fired hot tub.*
- 3. Arianne- An Airstream van for up to 4 people Internal shower, eco waterless toilet, external picnic table*
- 4. Baby Belle- 3 small bell tents for up to 6 people- external picnic table, single waterless eco-toilet, small wood fired hot tub*
- 5. Bertha- A yurt sleeping up to 5 people- external picnic table, eco-shower, single waterless eco-toilet*
- 6. Gandolf- A large yurt sleeping up to 8 people- external picnic table, eco-shower, single waterless eco-toilet, small wood fired hot tub*

- 6.12 For decades the main enterprise at Nightingale Farm has been Equestrian with a mixed revenue stream generated from livery, teaching, sand school use and judged horse shows. The applicants state that there has been a slow decline in the Equestrian business and this has been exacerbated with the recent pandemic. The business has evolved over time and the glamping site has been established to support the continuing equestrian business on the site. This change of use includes just 6% of the Nightingale Farm land area, is considered to be reversible in the future with no fully permanent structures with foundations and therefore has a minimal impact on any future use. The applicants consider the glamping use to be the best option to maintain the upkeep of the farm financially whilst also meeting their desired objectives of being compatible with the equestrian business and having minimal environmental impact. This proposal is considered to be an acceptable rural and farm diversification project that will bring benefits to the local economy through visitor spending and also allow the continued viability of the equestrian use on the site.

- 6.13 Considering the limited number of pitches and the current agricultural and equestrian use on the site, the use of the site would provide for quiet recreation and would not lead to a significant increase in the overall level of activity in the countryside, in accordance 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 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.
- 6.16 The site itself is one 'small pasture' enclosed by a hedgerow and scattered tree specimens. It predominantly retains rural qualities and tranquillity albeit influenced by the large number of equestrian buildings on other parts of the site. Some of the surrounding fields are larger and much more open than the application site.
- 6.17 The applicants have stated that the chosen section of the farm is appropriate for the Glamping site as it already has an electricity supply within this section of the site and this area of the farm cannot be used for grazing or paddocks as the acorns from the oak trees are poisonous to the horses.
- 6.18 Considering the site's enclosed nature it is considered that the site is able to receive this change of use sympathetically without unduly affecting any of the key landscape characteristics that may be visible on site and with it your appreciation of being in a countryside location. This is mostly due to the mature hedgerow boundary and positioning of the site but also the nature of development proposed being of low level activity and development pattern.
- 6.19 The proposal is 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'.

Design and Appearance:

- 6.20 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.
- 6.21 The eight pitches vary in size and type and are marketed as 'luxury eco camping'. They include two yurts, a selection of small bell tents, a converted horse box, an airstream caravan and a converted army vehicle. There is a communal kitchen located in a corrugated iron three sided timber framed structure, communal shower facilities in a converted horse trailer and a communal fenced off fire pit and cooking area to the centre of the site. Each pitch has a small area for private outside dining and some have wood fired hot tub facilities and small decked platform. All units come fully furnished. The proposed structures would be of a reasonable scale given the context of the site, and positioned in a secluded area with little impact on the countryside landscape as possible. They are structures temporary in appearance that would be easily removed.
- 6.22 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

- 6.23 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.

- 6.24 The site is situated adjacent to horse grazing paddocks that are mostly in the ownership of the applicant. The fields to the north and east do not belong to the applicant. The closest residential properties are Whitemans Cottage (approx. 150 metres), Rowlins Farm (approx. 180 metres), The Pheasants (approx. 240m to boundary) and Greenacres (approx. 260m²). All of these properties are separated from the application site by boundary hedges and mature trees and pasture/ grazing fields. It is noted that one of these neighbours has objected, one is in support and two have not commented on the application.
- 6.25 Concern has been raised in relation to noise disturbance from the site. 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 owners operate a strict no noise policy after 10pm and this will be required to be detailed in a site management plan to be submitted to the Council for approval within 3 months of planning permission being granted. This will also require details in relation to the location of fire pits, no group bookings and the actions to be taken if anti- social behaviour was to occur.
- 6.26 Some additional concern has been raised in relation to the impact on the privacy of neighbouring properties, in particular 'The Pheasants' to the north west of the site. Since the application site has been reduced in size, being limited to the field bounded by the mature hedging and trees it is not considered that there can be an unacceptable impact on this property in terms of privacy. However the applicants are open to including some additional planting along the northern and western boundary of the field if required which can be secured through a detailed landscaping condition. This would add an additional element of privacy for the neighbours and help to screen off the campsite from the paddocks even further.
- 6.27 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. It is assumed therefore that if the road can accommodate the traffic related to the current equestrian use on the site, 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.
- 6.28 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 8. 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 on site with their young family. There is easy access across to the glamping site and the owner is on call at all times to manage any nuisance or issues that may arise.

Highways Impacts:

- 6.29 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'

- 6.30 The applicant proposes no alterations to the existing vehicular access on Sincox Lane. WSCC Highways Authority (LHA) identify no apparent visibility issues with the existing point of access onto the maintained highway. Considering the potential of the existing agricultural/equestrian use, the LHA does not anticipate that the provision of 15 pitches (now 8) would give rise to a significant intensification of movements to or from the site.
- 6.31 The applicant states that the car park can accommodate ten car parking spaces, with up to an additional 50 parking spaces being available within the nearby equestrian facility. Given the number of proposed pitches of 15 (now 8), the LHA is satisfied that the available parking provision would be sufficient.
- 6.32 Whilst not demonstrated in the plans, provision for cycle storage is also proposed for ten cycles. The inclusion of secure and covered cycle parking provision will help promote the use of sustainable transport methods and it is recommended these are secured via a condition.
- 6.33 Considering the above, it is not considered that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, and it is compliant with HDPF policies 40 and 41 and National Planning Policy Framework (paragraph 109).

Climate change:

- 6.34 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. This site is promoted as an 'eco-site' where Conditions are attached to build resilience to climate change and reduce carbon emissions to secure the following:
- Installation of four Electric Vehicle Charging points
 - Undercover bicycle storage for 10 cycles
 - Refuse and recycling storage
 - Limiting external lighting to reduce light pollution including battery operated and low luminance lighting
 - No burning of waste materials
- 6.35 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

- 6.36 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 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 already on site provided by the hedging/ trees 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 future landscaping and planting. 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, minimising noise after 22:00, 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 secure and covered cycle parking facilities for the visitors to the development shall have been submitted to and approved in writing by the Local Planning Authority. 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: To ensure that there is adequate provision for the parking of cycles 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 4x fast charge electric vehicle charging points for the site shall be installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 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 total number of glamping units on the site at any one time shall not exceed eight. No individual glamping unit shall 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).

- 10 **Regulatory 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).

- 11 **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).