

Parish: Sidlesham	Ward: Sidlesham
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**SI/16/03699/COU**

**Proposal** Change use of land and stable block to camp site and showers/toilets.


**Site** Land At St James Farm Mapsons Lane Sidlesham Chichester West Sussex PC 7QJ

**Map Ref** (E) 483396 (N) 99198

**Applicant** Mr and Mrs and Miss A and L Daines and Waller

**RECOMMENDATION TO DEFER FOR S106 THEN PERMIT**



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## **1.0 Reason for Committee Referral**

Parish Objection - Officer recommends Permit

## **2.0 The Site and Surroundings**

2.1 The site is located within the rural area outside of any settlement boundary, 1.2km to the east of the settlement of Birdham. The site is a rectangular field (1.25ha) with strong field boundaries, sited to the east of St James Farm on Mapsons Lane. The site is approximately 1.25ha and is a flat agricultural field. The site is bounded on its northern boundary by Mapsons Lane, a Gas Regulator House to the east and open agricultural fields to the south and south east. To the west is the St James farmhouse

2.2 The site is accessed via Mapsons Lane, with its own vehicle access, separate to the Farm house and farm. A metal field gate marks the entrance to the site. Internal to the site and adjacent to the site entrance onto Mapsons Lane is an area of hard standing.

2.3 There are two small adjacent buildings in the north-eastern corner of the site, towards the site frontage. The buildings have dimensions of 6.3m x 3.1m and are 3m high, which results in a combined footprint of 39sqm.

## **3.0 The Proposal**

3.1 The proposed development is for the Change of use of land to a camp site, open from Easter to October. The site would accommodate four wheeled cabins (shepherds huts) which have an approximate footprint of 9.07sqm (36.29sqm total) to the rear of the site and an area for 20 tented camping pitches in the central part. The 2 small buildings (unused stables) at the front of the site would be converted to provide amenity facilities, including showers and toilets. A car parking area would be formed on the existing hard standing area adjacent to Mapsons Lane to the north of the site, for 20 cars. A private package treatment plant is required as part of the change of use.

## **4.0 History**

95/00874/FUL	PER	Change of use from barn to saddlery/workshop with ancillary office and retail area including relocation of existing access.
16/01966/COU	WDN	Change of use to camp site.

## **5.0 Constraints**

Listed Building	NO
Conservation Area	NO
Countryside	YES
AONB	NO
SPA or Zone of Influence	YES (Chichester and Pagham Harbour)
Strategic Gap	NO
Tree Preservation Order	NO
South Downs National Park	NO

EA Flood Zone	
- Flood Zone 2	NO
- Flood Zone 3	NO
Historic Parks and Gardens	NO

## **6.0 Representations and Consultations**

### **6.1 Sidlesham Parish Council**

Sidlesham Parish Council discussed this application at its Planning Committee Meeting on 16<sup>th</sup> November 2016. The council objects to the application on the grounds that it considers it an inappropriate use of land in open countryside.

### **6.2 Environment Agency**

No objection to the proposed development as submitted.

Government guidance contained within the National Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
3. Septic Tank

Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, addition to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within a Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply, spring or borehole.

### **6.3 Southern Water**

The Environment Agency should be consulted directly regarding the use of private wastewater treatment works drainage which disposes of effluent to sub-soil irrigation.

## 6.4 WSCC Highways

### **Original Comment**

No objection is raised in principle however more information is required to confirm assumptions.

The application indicates there would be 20 pitches in total, as 20 car parking spaces will be provided. Can confirmation of the maximum number of huts and tents the site will be able to accommodate be submitted to the LPA to confirm this. The proposed car parking area is located off the main road. Plans showing the car parking spaces with dimension must also be submitted, as these are only useable if set out 2.4m x 4.8m.

Mapsons Lane is a 40mph road and although the access is already in situ, as there will be an increase in use, the visibility splays for this access should be provided and if necessary improved to accommodate the increased use. What is the current visibility splay and can this be improved?

The site is not considered to be in a sustainable location as there are no footpaths linking the lane to other parts of the area. Walking along unlit roads at night time would be the only option if campers did not have a car. There also don't appear to be any bus stops or other forms of public transport near-by.

Therefore WSCC require more information regarding the proposed use, visibility splays from the existing access and the number of car parking spaces provided with dimensions.

### **Final comment**

Thank you for the additional information requested. WSCC do not raise an objection to the proposal.

## 6.5 CDC Environmental Health Officer

No comments received

## 6.6 CDC Environmental Health Licensing Officer

Density - the site is capable of a maximum of 30 pitches. From the plans provided I believe that the density requirement can be met. The proposals indicate that the land allocated for the purpose of stationing the huts is a good size and I believe will meet the density requirements without issue.

Spacing - from the plans provided I believe the spacing requirements for the 20 pitches can be achieved. For touring caravans there is a condition requiring a separation distance of 6m and I would be advocating that the same distances are adhered to in relation to the Shepherd's Huts. I note the proposal is for a maximum of four huts. From the plans provided I believe a 6m spacing requirement for the 4 huts can be achieved without issue.

Where sites have between ten and twenty five pitches, at least one wc and one urinal for men and two wc's for women shall be provided. Where sites have fewer than thirty pitches at least one wash hand basin with running hot and cold water for each sex shall be provided. No showering facilities are required by the conditions if the site is smaller than 50 pitches. I

note that one of the plans shows the layout of the proposed toilet/shower block and there appears to be 2 sinks each for male/female and also 4 cubicles each for male/female.

### 6.7 CDC Drainage Engineer

Formal surface water drainage not required for tents area, but will be required for any permanent buildings/structures, roads and hard standings. Winter groundwater monitoring and percolation testing required for sizing of soakaways. If soakaways are proven not to work then a restricted discharge to an adjacent ditch may be acceptable. Drainage design condition required.

### 6.8 CDC Environmental Strategy Officer

The report submitted concludes that the stables have negligible potential to support roosting bats and can therefore be demolished without further mitigation.

However there is evidence to indicate that bats are using the hedges/treelines on the eastern, northern and southern boundaries of the site for commuting. Therefore these should be retained and should not be lit, to prevent disturbance to commuting bats. Along the northern boundary, the width of the access point to the site should be kept to the minimum necessary so as not to interrupt connectivity for the commuting bats.

A 5m buffer zone from all drainage ditches should be imposed to protect water voles and no development/activity should take place within these buffer zones.

Any vegetation clearance should take place outside the bird nesting season (Feb-Sep inclusive)

The site sits within the Chichester Harbour and Pagham Harbour zone of influence and therefore a contribution to the Pagham Harbour Recreation Mitigation Scheme will be required (Natural England advice indicates that a contribution to only one of the schemes is required). However insufficient information has been submitted on the number of potential pitches and any closed period for the site and therefore further information is required to enable us to calculate what the contribution to the scheme should be.

### **Further comment**

24 pitches x 214/365 (April- October inclusive) x £1131 = £15,915  
£15, 915 is required under the Pagham Harbour Recreation Mitigation Scheme

### 6.9 CDC Economic Development Officer

The South East attracts the highest tourism spend for any region outside London. In Chichester District, tourism and leisure generates significant direct expenditure and is the largest private sector employer.

Our only concern regarding the sustainability of the site would be the lack of facilities in the immediate vicinity. Most of the main tourist destinations within the area (West Wittering Beach, Chichester City and Selsey) are only easily accessible via private transport. It is still likely that some visitors would be attracted to this site, specifically because it is remote.

### 6.10 Applicant/Agent's Supporting Information

This application was supported by a covering letter, scaled plans and Market Demand Report

Further information on the highway access was received during the lifetime of the application. Details included confirmation of max number of pitches (20) and car parking spaces with dimensions and visibility splays.

## **7.0 Planning Policy**

### **The Development Plan**

7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans. The site falls on the boundary with both Birdham and Sidlesham Parishes. Birdham Neighbourhood Plan was made on the 19 July 2016 and forms part of the Development Plan against which applications must be considered. There is no neighbourhood plan for Sidlesham Parish.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

### **Chichester Local Plan: Key Policies 2014 - 2029**

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 30: Built Tourist and Leisure Development

Policy 31: Caravan and Camping Sites

Policy 39: Transport, Accessibility and Parking

Policy 40: Sustainable Design and Construction

Policy 42: Flood Risk and Water Management

Policy 43: Chichester Harbour Area of Outstanding Natural Beauty (AONB)

Policy 45: Development in the Countryside

Policy 46: Alterations, Change of Use and/or Re-use of Existing Buildings in the Countryside

Policy 48: Natural Environment

Policy 49: Biodiversity

Policy 50: Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Areas

Policy 51: Development and Disturbance of Birds in Pagham Harbour Special Protection Area

### **Birdham Neighbourhood Plan:**

Policy 6: Biodiversity

Policy 9: Traffic Impact

Policy 15: Rural Area Policy

Policy 21: Wastewater Disposal

### **National Policy and Guidance**

7.3 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 14 of which states:

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking:

*For decision-taking this means unless material considerations indicate otherwise:*

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in (the) Framework indicate development should be restricted.*

7.4 Consideration should also be given to paragraphs 17 (Core Planning Principles), 28 (Supporting a Prosperous Rural Economy) and 35 (Sustainable Transport).

7.5 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Maintain low levels of unemployment in the district
- Support local businesses to grow and become engaged with local communities
- Promote and increase sustainable, environmentally friendly initiatives in the district

## **8.0 Planning Comments**

8.1 The main issues arising from this proposal are:

- Principle of development in the Countryside
- Access, highway movements and sustainability
- Impact on the character and appearance of the area
- Ecology
- Surface water and foul drainage.

### **Assessment**

#### **Principle of development in the Countryside**

8.2 The site is located within the rural area where the countryside policies of the plan apply. Policy 2 of the Chichester Local Plan sets out the development strategy for the plan area, identifying the locations where sustainable development, infrastructure and facilities will be accommodated. There is a presumption in favour of sustainable development within the Settlement Boundaries. For Birdham (as a Service Village) this should be the focus for small scale employment, tourism and leisure proposals. This site however falls outside the settlement boundary of Birdham, as revised by the made Neighbourhood Plan. Policy 2 states that development in the Rest of the Plan Area outside the settlement boundaries is restricted to that which requires a countryside location and meets an essential local rural need or supports rural diversification in accordance with policy 45 (development in the countryside) and Policy 46 (change of use of existing buildings in the countryside) of the CLP. Policy 31 (Caravan and camping sites) of the CLP is also relevant in the determination of this proposal.

8.3 Policy 45 states development in the countryside will be granted where it requires a countryside location and meets the essential, small scale and local need which cannot be met within or immediately adjacent to existing settlements. The policy also requires proposals to demonstrate consistency with three criteria - that the proposal is well related to other development, that the development would not prejudice viable agricultural activities and they require a countryside setting and their appearance would have a minimal impact on the character of the area. Policy 46 requires the conversion or reuse of buildings to be capable of conversion and the alterations to be in keeping with its surroundings. Policy 31 states that applications for new caravan or camping sites will be required to provide evidence of the proposal meeting a demonstrable need and justification that it requires a rural location.

8.4 This application follows the submission of an earlier application (16/01966/COU) which was not accompanied by any supporting evidence to demonstrate a need for a countryside location or that there was a need for further tourist accommodation/ provision in the local area. This current application is supported by a Demand (Marketing) Report. This report demonstrated whilst there is provision in the local area for both touring and camping, the peninsula is an area that is heavily supported by tourism and this site would continue to contribute to the economic gain from tourism. Due to the concentration of tourist accommodation in the area there is no defined need however it has been demonstrated in the applicants Demand (Marketing) Report that this proposal wouldn't be detrimental to other tourism business. The applicant also comments that the loss of camping at the Lovders site in Southbourne to housing has reduced the availability of this provision within the District and therefore this proposal would replace some of the loss of pitches. CDC Economic Development Officers support the proposal and consider the rural siting of the application to be an attraction rather than deter tourists. The first criterion of Policy 31 requires proposal to demonstrate need and require a rural location. It has been demonstrated to the satisfaction of the LPA that the development satisfies the first criterion of policy 31 on need and the principle part of Policy 45 which requires development to meet an essential, small scale and local need.

8.5 This proposal also includes the conversion of two existing buildings (stables) to toilet and wash facilities for the site. It has not been demonstrated whether these buildings are capable of conversion without substantial rebuilding and alteration, however this can be conditioned and control retained over the appearance of the buildings.

8.6 Sidlesham Parish Council has objected to the proposal considering the proposal is inappropriate development in the open countryside. As the proposal has demonstrated a need for the rural location and that it will support the tourist economy of the District the proposal is considered to be consistent with Policies 31 and 45 regarding the principle of development within the Countryside. The impact of the development on the highway network and landscape are further considered below.

### **Access, highway movements and sustainability**

8.7 The applicant has provided further information at the request of WSCC Highways relating to the access details to the site including the visibility splays and parking space dimensions. The Highways Authority is now satisfied and raise no objection to the proposal.

8.8 WSCC Highways raises no objection to the proposal but does comment on the unsustainable location of the site in their original comment, "the site is not considered to be in a sustainable location as there are no footpaths linking the lane to other parts of the area.



Walking along unlit roads at night time would be the only option if campers did not have a car. There also don't appear to be any bus stops or other forms of public transport near-by." The application contains limited detail on how the site will be sustainable. There is concern that the site is only accessible by the private car. It is over 1.2km away from the closest bus stop in the settlement of Birdham and a similar distance to any sort of services, including a convenience store or restaurant/ pub, which is considered to be necessary as the camping and shepherds huts would be self-sufficient. Birdham is accessible by foot but along a rural road, which is unlit and has no footpath. The application does not contain any detail about the possibility of cycling, particularly opportunities for hire/ secure storage. Whilst there are a number of public rights of way in the immediate area, this does not make the site sustainable.

8.9 The proposal would generate a higher number of highway movements due to the site's location away from public transport opportunities. There would be a high dependence on the private vehicle and during peak season, when the site is most likely to be at full occupancy, there is considered to be at least 40 (20 in and 20 out) vehicle movements, though this is considered to be higher in practicality as people travel to the tourist destinations in the area, which from this site are unlikely to be walkable. WSCC Highways, whilst acknowledging the high dependency on the private car, consider that the proposal will result in a low number of additional vehicle movements and therefore will not result in a 'severe' impact on highway network capacity.

8.10 Whilst the proposal site is not located in the most sustainable location it is considered to be within cycling distance to Birdham by quiet rural roads should visitors bring their own bike. There are a number of modest sized seasonal camping sites in the countryside in the District and the need for the private car when camping is common place given the amount of paraphernalia associated with the accommodation. The proposals proximity to Birdham, when combined with the low number of vehicle movements, would not cause detriment to the highway network and therefore this proposal is not considered to be in conflict with Policy 39 of the CLP or paragraph 28 of the NPPF.

### **Impact on the character and appearance of the area**

8.11 The proposal is proposed to be in use between Easter (approx. 1 April) and 30 October annually. The only permanent buildings would be the toilet and washing blocks, together with the permanent hard standing to the north of the site. The development is small scale – only 20 pitches and 4 shepherds' huts and 20 car parking spaces. The development is of a small scale for the area of land (1.25ha), proposing 20 tenting pitches and 4 shepherd's huts with 20 car parking spaces. The development is of a low level and are likely to be transitory and regularly changing in appearance. Due to the ephemeral nature of the accommodation options on the site, it is considered that these would be viewed in connection with the existing buildings, two of which are proposed for conversion to toilets and shower facilities, on the site and would not cause harm to the character and appearance of the area due to their lack of permanence and intrusion into the countryside. There would be a limited impact on long distance views due to the existing boundary treatment. Short distance views are likely to experience a degree of change but given the low level, low density and transitory nature of the proposal on the site this is not considered to detrimentally impact the character and appearance of the area. There is further protection of harm to the wider rural area due to the strong and well established boundary treatment allowing the site to be self-contained and 'parcelled off' from the arable fields to the south and east. The proposal would not be in conflict with criterion 4 of Policy 31 or Policy 45 which requires applicants to demonstrate the development would be assimilated into the landscape.

## **Ecology**

8.12 The Phase 1 Habitat Survey accompanying the application concluded that there were no protected species or habitats that would be harmed by the proposal. CDC Ecologists are content with the conclusions of the report. Due to the well-established hedgerow formed on the boundary no further landscaping or enhancement is required. Care should be taken on the small section of hedgerow to be removed at the front of the site to enhance the access point, and light spillage to prevent harm to commuting bats and therefore control is recommended via condition. The Ecological Survey indicated the presence of water vole in the drainage ditches on the southern site boundary, details of maintaining a 5m buffer are recommended for condition which would prevent loss or harm to the habitat. The proposal would be consistent with policies 48 and 49 of the CLP.

## **Surface Water and Foul Drainage**

8.13 The application site is not in a Flood Risk Area. Limited information has been provided on the potential for sustainable drainage method and these are required for the areas of proposed hard standing now to be used as car parking, permanent buildings and roads. Further information on drainage to include percolation testing and detailed drainage design is recommended to be required by condition.

8.14 The site is located in area where there is no sewer network and thus a private package treatment plant is proposed. The Environment Agency raises no objection to the proposal and a separate application for a private treatment plant or septic tank which requires an Environmental Permit. Further specific detail on how the site's private package treatment plant will be maintained and managed is recommended by condition.

## **Other Matters**

8.15 The site lies in the 5.6km Zone of Influence for both the Pagham Harbour SPA and Chichester Harbour SPA and therefore a mitigation payment is required, in the absence of any on site mitigation. A sum of £15,915 is required under a Unilateral Undertaking to be paid to CDC prior to a decision for the proposal to be consistent with the criteria of Policy 50 and 51 of the Chichester Local Plan and under the agreement between CDC and Natural England to manage recreation disturbance from new development.

## **Significant Conditions**

8.16 As discussed above and as recommended by consultees conditions are recommended to the address planning considerations which could result in conflict with the Development Plan.

- Use restriction - the applicant has applied for planning permission for camping (20 pitches) and 4 shepherds huts between Easter and 1 October annually. The recreational mitigation payment and the merits of the application have been considered on this basis.
- Details of the over-winter storage of the Shepherds Huts
- Details of conversion of the existing buildings to provide a toilet block - new buildings in the countryside are heavily controlled by local policy, to ensure the building is not substantially rebuilt and the existing building is converted details are required.

- Car parking laid out - as agreed with WSCC Highways
- Detailed surface water and foul sewage plans
- Control of external lighting and hedgerow retention - for the protection of local wildlife
- 5m Buffer for water vole habitat.

### Planning Obligations

8.17 This proposal requires a Unilateral Undertaking for the payment of £15,915 to the Pagham Harbour SPA and Chichester Harbour SPA, as the site lies within the zone of influence for both protected harbours. The development is not CIL liable.

### Conclusion

8.18 This is the resubmission of a withdrawn application (16/01966/COU). The applicant has submitted the same proposal again with a full market report on the need for camping and shepherds huts pitches in the District and at this location in the countryside on the Manhood Peninsula. The applicant has demonstrated to the satisfaction of the Local Planning Authority that despite the site's detached location from the settlement of Birdham, its countryside location is justified and the addition of another camping facility in the area would add to vitality of the Manhood Peninsula and the tourism offer in the District.

8.19 The Parish Council has raised concern to the inappropriate nature of the proposal into the open countryside. For the reasons stated above, including the seasonal nature of a large part of the proposal (tenting accommodation), the proposal is not considered to have a harmful impact on the character and appearance of the area.

8.20 Based on the above it is considered the proposal complies with development plan policies 2, 30, 31 and 45 and paragraphs 17 and 28 of the NPPF and therefore the application is recommended for approval.

### Human Rights

8.21 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

### **RECOMMENDATION**

**DEFER FOR S106 THEN PERMIT** subject to the following conditions and informatives:-

1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2) The building shall be used for amenity facilities, including showers and toilets ancillary to the camp site of 24 pitches (20 tent pitches and 4 Shepherds huts) and for no other purpose (including any other purpose in any Class of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by the Town and Country Planning (Use Classes)(Amendment)(England) Order 2005 or in any provision

equivalent to that Class in any other statutory instrument revoking and re-enacting that Order).

Reason: To ensure the use of the building does not have a harmful environmental effect in the interests of amenity.

3) The camping activity hereby approved shall not be carried out other than:  
(1) on the land as defined by the Location Plan (Drawing 001); and  
(2) between the first Monday preceding the UK Bank Holiday of Good Friday and 1 October in any calendar year.

Reason: To safeguard the amenities of neighbouring properties.

4) Prior to the operational date of the site being used as a camp site, details of the winter storage of the shepherds huts shall be submitted to and approved in writing by the Local Planning Authority. Once approved the details shall be carried out in full outside of the prescribed open season as detailed in condition 3.

Reason: To ensure during the sites closed period there is a minimal impact on the character and appearance of the Countryside.

5) No development shall commence on site until working drawings relating to the conversion of the building and a method statement have been submitted to and been approved in writing by the Local Planning Authority. Such drawings and statement must be based upon the terms of this planning permission and must, therefore, involve the insitu repair, conversion and extension of the building and not its dismantling and subsequent reconstruction. The working drawings must be based upon the initial structural survey and show full details of the works necessary to enable the conversion to take place. The method statement shall set out the exact method of conversion and the detailed method of support and protection of the building before and during conversion works. Once approved the works shall only be carried out in strict accordance with the approved details.

Reason: To ensure that the works strictly accord with the terms of the permission and that the building is not dismantled and reconstructed which would be contrary to the provisions of the Development Plan. This condition is required prior to development commencing so that the approved details can be used in the buildings conversion.

6) Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations and the SUDS Manual produced by CIRIA. The winter groundwater monitoring to establish highest annual ground water levels and Percolation

testing to BRE 365 has already been undertaken and should be used to inform to support the design of any Infiltration drainage. Drainage details shall be based on site investigation and ensure that the discharge from the site flows at the lowest practical rate. The drainage details to be submitted shall include calculations that demonstrate:

- (i) The attenuation system has been designed to accommodate: the 1 in 100 year storm event plus 30% for climate change
- (ii) A 3m easement is required for access and maintenance of watercourse
- (iii) Measures to control or restrict discharge
- (iv) The location of catchpits and soakaways
- (v) Protection measures for pipes or equipment within the root protection areas of trees and hedges
- (vi) Any formal consents received in writing for the discharge of flows to watercourse, other culverting, diversion, infilling or obstruction of any water course on the site.

No building shall be occupied until the complete surface water drainage system serving that property has been implemented in accordance with the agreed details.

Reason: To ensure the proposed site is satisfactorily drained. This information is required pre-commencement as the provision of appropriate drainage infrastructure is a fundamental consideration on this site, without which the development may not have been approved.

7) Prior to commencement the details of how foul sewage shall be installed, managed and maintained on site shall be submitted to and approved in writing by the Local Planning Authority. Once approved the details shall be fully implemented and the sewage treatment plant maintained in full working order at all times, in accordance with the approved details.

Reason: To ensure the site is serviced by the appropriate infrastructure in an area without mains foul sewerage. This information is required pre-commencement as the provision of appropriate foul drainage infrastructure is a fundamental consideration on this site, without which the development may not have been approved.

8) Prior to the operational use of the site as a camp site, the car parking shall be laid out in accordance with the Site Block Plan (Drawing 002) with the minimum dimensions of each space being 2.4 x 4.8m. The car parking shall be retained for its approved use for the lifetime of the approved use.

Reason: To ensure the site is adequately served with car parking

9) Prior to commencement the details of any external lighting, including any measures to prevent light spill, shall be submitted to and approved in writing by the Local Planning Authority. Once approved any external lighting shall be installed in full accordance with the approved details.

Reason: To ensure any external light does not cause harm to local ecology. The details are required prior to development starting to ensure the placement of any lighting would not harm biodiversity and require movement at a later date.

10) Prior to the operational date of the site as a camp site, details of the 5m buffer and method of enclosure (where appropriate) and timetable for implementation shall be submitted to and approved in writing by the Local Planning. Once approved the details shall be implemented in full in accordance with the approved details and timetable.

Reason: To prevent harm to Water Voles, a protected species.

## INFORMATIVES

1) 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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2) Your attention is drawn to the provisions of the Countryside and Rights of Way Act 2000, Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended).

These make it an offence to:

- Kill or injure any wild bird or bat;
- Damage, destroy or take the eggs or nest of any wild bird (when the nest is being built or is in use);
- Damage or destroy the breeding sites and resting places (roost) of certain animals including those used by all bats and certain moths.

The onus is therefore on you to ascertain whether such birds, animals or insects may be nesting or using the tree(s), the subject of this consent, and to ensure you do not contravene the legislation. This may, for example, require delaying works until after the nesting season for birds. The nesting season for birds can be considered to be March to September. You are advised to contact the local office of Natural England at Lewes for further information (tel: 01273 476595).

If the tree is being used as a breeding site or resting place (roost) by bats, then a Natural England Licence would be required before removal of the tree. You are advised to contact Natural England for more information on 0845 601 4523.

3) This permission relates only to the repair and use of the building and does not authorise demolition, partial demolition, or re-building except as specifically annotated in the application documents.

4) The attention of the applicant is respectfully drawn to the comments of the CDC Licensing Officer, regarding contacting the licensing team on 01243 534744 to discuss whether an application to vary the site licence and incorporate the additional 4 camping pitches is required.

For further information on this application please contact Rhiannon Jones.