

Planning, design and access statement

Proposed Farm Diversification for the change of use from an agricultural field to a 60 pitch wild tent only Camping Field to operate seasonally from April to October (inclusive) including screened portable toilets, changing rooms and showers.

Land to the east of the Farm Shop,
Crookthorne Lane, Climping, BN17 5SN

DESCRIPTION OF APPLICATION

This application is for a proposal to provide facilities for visitors, local and tourist, to enjoy a Wild Camping experience on our farm in Sussex by the Sea. This will be a seasonal operation from April to October to support the Arun District tourist economy.

SITE AREA

0.95 hectares

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Screened on all sides

Dense mature native mixed hedging to the South, North and West.

Eastern side has 3rd season dense native mixed hedging established.

SITE CHARACTERISTICS

The site lies in rural location and is accessed off the A259 main highway via the existing Farm Shop road entrance.

CHARACTER OF LOCALITY

Predominantly rural. Farm shop to north west. Other former farm buildings located close to application site. Walling/hedging to Climping Street.

RELEVANT SITE HISTORY

The application site has previously been used for tent only camping. This successful use was permitted development under the Town and Country Planning (General Permitted Development) Order 1995, schedule 2, Part 4.

The application site is a grass field, partly separated by the run of Piggery buildings that currently have Planning approval for 4 x 2 bedroom Holiday Lets CM/7/17/PL.

Vehicular and pedestrian access to the site will be from the A259 Farm Shop entrance, turning east onto an existing track running along inside the hedge line.

Planning Application

The subject planning application is simplistic in its nature and seeks consent for a farm diversification project on 0.95ha of Hobbs Farm. The development will provide for a maximum of 60 Camping pitches (to cater for maximum peak season demand) with 2 plumbed screened portable showers, 2 plumbed screened portable toilets, 2 screened changing cubicles and a washing up and drying area inside the existing building. In addition there will be 2 x 2 screened chemical portable toilets with hand wash facilities will be placed in the larger north field; these are necessary to comply with site licencing requirements regarding distance from pitches to facilities. A pedestrian pathway will be made linking the North field with the South field around the north western end of the Holiday Lets building.

The proposed camping field will be a seasonal use of the land to coincide with full summer green leaf screens and will enable low density, wild camping use for Tents only and makes an efficient use of the site.

The site layout has been designed in accordance with the Model Standards for site Licensing.

The plumbed showers and toilets in the south field will be located within the existing footprint of the concrete apron adjacent to the Holiday lets accommodation (CM/7/17/PL) where there is an existing sewage, water and electricity connection. The changing cubicles will be a traditional wooden shed with space for 2 cubicles for changing and drying. A communal washing up and

drying area will be put inside the existing redundant building. There will be 2 taps for fresh drinking water to meet site licence requirements.

The application seeks to allow the chemical and plumbed portable showers and toilets to remain in situ during the operating season and also to be stored in their plumbed location at the end of the season until the start of the new season. The 2 x 2 Chemical toilets at points 2 and 3 will be removed from the North field at the end of each season.

Provision for both recyclable and general waste will be located at the entrance to the Camping Field. Campers will be required to bring all their waste to this point as shown on the block plan.

SUSTAINABILITY

Footpaths 169 & 171 are to the south of the site on the south east corner linking to the wider footpath network via Bread Lane (byway) to the sea and Climping Street is ideal for campers to access Climping Beach, The Black Horse pub and Baillifscourt Hotel and Spa on foot.

To the north, there is direct access to the foot path (New cycle/pedestrian way in construction) along the A259 and the junction with Yapton Road where the Vintage Inns Oyster Catcher is within walking distance as are the 2 bus stops (east and west) for the 700 South Coast bus route, offering easy access to Bognor Regis and Littlehampton town centres.

A new cycleway and pedestrian footpath is under construction due to be completed for summer 2018 that connects Bognor Regis to Littlehampton.

The National Cycle route 2 passes within 400 metres of the site.

The England Coast Path stretch between East Head and Shoreham is out for public consultation at the time of writing.

A retail outlet and café is immediately adjacent to the west.

The high street of Littlehampton and national retailers are approximately one and a half miles to the east and connected via footpaths, cycle ways and road.

The tourist towns of Bognor and Arundel are approximately 3 miles away.

The Planning application is supported by plans for the proposed development. These are listed as follows:

Biodiversity Checklist.

Location Plan. 1091/DPA01

Block Plan. 1091/DPA02

Site Plan. 1091/DPA03

Floor Plan and Elevations. 1091/DPA04 illustrating the showers, toilets, changing facilities, washing up and drying area.

Flood risk map; showing the site to be in FZ1.

Photographs of the site.

USE

The use and occupation of the proposed 60 pitch Camping field for Tents will be strictly for holiday purposes only. The defined season will run from 1st April to 31st October in any one year. To this effect, the applicant would be willing to accept standard (and model) holiday conditions.

CHARACTER (LAYOUT, SCALE & APPEARANCE)

In terms of Character (Layout, scale and appearance) of the development we would refer to the Floor and Location Plans which forms the basis of this planning application.

Upon reference to this Location Plan it will be noted that the 60 pitch Camping development will be low density on a flat grass field, surrounded by mixed, native mature and semi mature hedges. There will be recreational areas within the campsite, provided exclusively for the people staying on site.

Mixed hedging has been established along the East edge to screen the view from the Public footpath linking Bread Lane with Climping Street and around the south and west perimeter in the small field. The conclusion is that the site will be well screened and have a minimal impact on surrounding property.

Notwithstanding the above, it is important to note that the development is for seasonal use of land between April and October in any one year and that the application site will revert back to

open field in the closed winter period, October to April. To this effect the campsite will experience its highest occupancy levels in the summer "peak" months of July and August when the landscape setting is most effective in terms of screening.

ACCESS AND MOVEMENT

Access to the site is provided via an existing access point on the A259 through the gated entrance to the Farm Shop car park, a left turn leads onto the track into the camping field. The Wooden gate has a combination lock which all Campers have the code to unlock upon arrival.

FLOOD RISK

The entirety of the application site and the wider locality lies within designated Flood Zone 1, an area with a low probability of flooding as defined by the Environment Agency flood mapping data. The site is therefore deemed suitable for the proposed use. There is no history of flooding.

ECONOMIC BENEFITS

The provision of a 60 Tent pitch Wild Camping field in this location will provide tangible economic benefits and monetary spin off into the local area. The resultant off site spend from holidaymakers into the local economy is a fundamental and material planning benefit that supports this planning application.

The proposed development will create off-site spend into the local economy to support local businesses such as shops, pubs, and restaurants in the area and the shops and services of main centres such as Littlehampton, Bognor Regis, Arundel and Worthing; all of which are accessible via public transportation and foot and cycle.

PLANNING POLICY

ADC EMERGING LOCAL PLAN

According to the Arun Local Plan 2011 – 2031 Publication Version (October 2014) Tourism is an important cultural and economic driver for the economy and general well being of Arun. Harnessed well it can provide additional facilities for local residents, a source of employment and a driver to enhance the sense of place in the coastal and inland areas of Arun.

Para 10.0.1 states; Tourism is a vitally important part of Arun's economy: short breaks, activity holidays, visiting friends and relations and visits by people from abroad. Cultural and business tourism have also expanded over the past decade. It is important to ensure that Arun is well placed to meet the needs of the changing visitor economy.

The relevant tourism policies are TOU DM1 & SP1 both of which are generally supportive. Policy outcomes are stated as; *Attraction, retention and improvement of visitor attractions, facilities and accommodation.*

Development outside the Built-up Area Boundary Visitor related development can play an important role in rural diversification. The quality of Arun's natural environment draws many visitors. It is necessary to balance the provision of visitor facilities against the need to safeguard the landscape, character and environment of Arun, including the setting of the South Downs National Park and green infrastructure sites, both alongside the coast and inland. When assessing proposals for visitor attractions, facilities or accommodation outside of the Built Up Area Boundary these will generally be expected to be small-scale and relate to quiet, informal recreation and enjoyment of Arun's countryside. However, there may occasionally be circumstances where larger scale facilities may be appropriate where they are associated with enhancing visitor use or appreciation of a specific feature or location; scale and viability will be material considerations.

Having considered all policies in the emerging local plan, it is understood that the application is fully compliant with the following relevant policies;

POLICY SD SP1 SUSTAINABLE DEVELOPMENT

For the reasons stated in the Design and Access Statement, the site is sustainably located.

POLICY C SP1 COUNTRYSIDE

The application satisfies criteria;

- b. for quiet, informal recreation; and
- d. for the diversification of the rural economy; and
- f. in accordance with other policies in the Plan which refer to a specific use or type of development.

POLICY GI SP1 GREEN INFRASTRUCTURE AND DEVELOPMENT

The application site promotes and retains green infrastructure within the countryside on land that would otherwise be part of the wider arable field systems.

POLICY SD SP3 GAPS BETWEEN SETTLEMENTS

Development will only be permitted within the gaps if:

- a. It would not undermine the physical and/or visual separation of settlements; which it does not.
- b. It would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development; which it does not
- c. It cannot be located elsewhere; which it cannot
- d. It maintains the character of the undeveloped coast and; which it does
- e. It enhances the green infrastructure functions of the gap and takes account of opportunities identified in the Green Infrastructure Study, 2012. Which it does through retention and enhancement of GI.

POLICY LAN DM1 PROTECTION OF LANDSCAPE CHARACTER

Development will be permitted where:

- a. Landscape character, including its natural features, are conserved or enhanced; which they are.

- b. The historic character and development pattern of settlements is respected, taking into account their distinct identity and setting; which it is.
- c. It does not negatively impact upon the setting of, or upon views into and out of South Downs National Park; which it doesn't

POLICY LAN DM2 THE SETTING OF ARUNDEL

The Setting of Arundel is unaffected.

POLICY EMP SP1 EMPLOYMENT LAND PROVISION

- g. Supporting and promoting a high quality visitor economy;
- h. Supporting sustainable employment opportunities in Arun's inland settlements and rural areas;

POLICY D SP1 DESIGN

All development proposals should be of good quality and demonstrate a high standard of design.

POLICY D DM4 EXTENSIONS AND ALTERATIONS TO EXISTING BUILDINGS

- a. the extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials;
- b. the extension or alteration is visually subservient to the main building and provide a high standard of amenity;
- c. the extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;

POLICY T SP1 TRANSPORT AND DEVELOPMENT

The Council will support development which:

- a. Is designed to reduce the need to travel by car by identifying opportunities to improve access to public transport services and passenger transport services whilst making

provision for safe access to the highway network through improvements to the existing road network and the promotion of vehicles which use low-carbon energy;

POLICY T DM1 SUSTAINABLE TRAVEL AND PUBLIC RIGHTS OF WAY

The application is fully compliant with all criterion a) to d).

POLICY T SP2 LITTLEHAMPTON TO ARUNDEL GREEN LINK

The site is well placed to take advantage of the new link route.

POLICY ENV DM5 DEVELOPMENT AND BIODIVERSITY

The site is not detrimental to biodiversity. The camping field will be a richer habitat with the proposed use compared to the alternative reversion to previous arable system.

The scheme therefore complies with the policy that Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site.

A two metre unmown buffer will surround the site adjacent to the hedgerows to aid their protection.

POLICY W DM2 FLOOD RISK

The application site is located in Flood Zone 1.

POLICY QE DM1 NOISE POLLUTION

c. Evidence to demonstrate that the development will not impact upon areas identified and valued for their tranquillity, including Gaps Between Settlements which are important to the enjoyment of Arun's countryside, its habitats and biodiversity.

The application has recently been used for camping purposes under permitted development; no noise (or other environmental) complaints were received by EHO in relation to this use. Camping is a quiet informal recreational activity.

This is credible evidence that the local residents and the Districts tranquillity will not be unacceptably impacted by the proposed use.

2003 LOCAL PLAN

In having regard to the Arun District Local Plan (2003) (saved policies) the development control policies are split into 3 sections, namely; (1) General Policies, (2) Area Policies and (3) Specific Development Policies.

With reference to the General Policies within the Local Plan the subject planning application meets the requirements of **Policy GEN7 (The Form of New Developments)** as the development demonstrates a high quality design and site layout. Policy GEN7 states that development will be permitted subject to meeting the stated criteria (i) – (viii). In this respect the proposed camping site makes an efficient use of land and buildings, in this case the reuse of an existing building (criterion i) and also demonstrates a positive response to the identified characteristics and resources of the area (criterion ii).

The site also promotes sustainable development and reduces the need to travel via private car with easy access to public transport (criterion iii). The planning application complies with the overall objectives of GEN7 whereby the District Council expect a high standard of design and layout with particular emphasis given on the scale, external appearance and landscaping of the development.

The planning application is also in accordance **Policy GEN11 (Inland Flooding)**. The FRA confirms that the application site and change of use of land is an acceptable form of development within the defined flood risk zone FZ1 and does not adversely affect compensatory flood storage or waterway areas.

Policy GEN13 (Public Access to the Coast) is also supported by this planning application with improved pedestrian links to public access routes (by foot and cycle) including Climbing Beach and the wider public footpath network.

In having regard to the Area Policies within the Arun District Local Plan the development raises no conflict with **Policy Area 3 (The Setting of Arundel)** and is sufficiently separated from this historic town.

Policy Area 10 (Strategic Gaps) applies to this planning application as the entirety of the site and the wider area is located within the Littlehampton and Middleton-on-Sea defined Strategic Gap (Item 3). The Strategic Gap is a non-statutory designation and does not place an embargo on development taking place.

Policy Area 10 states that any development within the Strategic Gap will be “subject to the most rigorous examination”. In accordance with this policy requirement the subject planning application site is a well screened Landscape location adjacent to existing built form.

Policy Area 10 (Strategic Gaps) is therefore a permissive policy subject to criteria and states that development will only be permitted if;

(i) it is demonstrated to be necessary to meet the requirements of, or is consistent with, other policies of the Development Plan; and

(ii) it would not compromise, either individually or cumulatively, the objectives and fundamental integrity of the Strategic Gap; and

(iii) attention is given to the long term enhancement of the landscape, amenity and conservation value within the gap and, where possible, to the improvement of public access.

In having regard to this first criteria it is submitted that the subject planning application accords with other policies in the Local Plan that apply; most notably Policy GEN7.

The proposed development also complies with criterion (ii) of Policy Area 10 as it is a seasonal use of land within the Strategic Gap which would revert back to open countryside in the winter months. This reversible form of 'non-permanent' development is precisely the type of low key land use that is acceptable in the Strategic Gap. The seasonal nature of the use and fluctuating numbers of tourists throughout the year therefore meets the aims and objectives of the Strategic Gap which is to avoid coalescence

The final criterion (iii) is also supported by the subject planning application as the development is sensitively located within an established screened envelope. This has been achieved through the areas of enhanced landscape planting and re-defining historical field boundaries, together with the implementation of a Management Plan which duly respects the conservation value of the Strategic Gap and does not compromise its integrity. The development also promotes opportunities to improve public access to the local footpath network and the beach locations.

The development complies with **Policy Area 14 (Sites of National Importance for Nature Conservation)** and **Policy Area 15 (Sites of Local Importance for Nature Conservation)**. In having regard to the Specific Development Policies contained within the Local Plan, **Policy DEV39 (New Touring Caravan and Camping Sites Outside the Built Up Area)** is relevant. The accompanying text to DEV39 confirms that the district is a "highly popular area for camping and caravan holidays" and that the District Council "wishes to allow for provision of this type of facility to meets the needs of those visiting the area"

Accordingly, Policy DEV39 is a permissive policy that allows for the establishment of new ~~touring caravan~~ and camping sites outside the built up area subject to 4 separate 'development scenarios'.

The subject planning application is promoted in having regard to development scenario 3 which states new sites should "be near to a main road where development would be acceptable environmentally and contribute to a well spaced distribution of sites".

We have previously highlighted the point that the application site is easily accessed from the A259 and promotes a choice of modes of transport with the local bus stop being located in close proximity to the site entrance. On a similar basis, the subject planning application is acceptable from an environmental perspective.

In terms of contributing to a well spaced distribution of sites we would refer you to Appendix 1 to the rear of this Planning, Design and Access Statement and an extract from the UK Campsite website which shows the distribution of touring caravan and camping sites in the Arun District.

This plan clearly shows that there is an under provision of sites in and around Climping and the area of Arun located between Bognor Regis and Littlehampton. There are no camping sites in the immediate vicinity of the application site and clearly the proposed location (application site) is beneficial from a tourism perspective as it provides easy access to local facilities (including Climping Beach) and is accessible by a choice of modes of transport. The nearest touring caravans and camping sites are therefore located some distance from the application site in this instance.

The development proposal therefore fully complies with the aims and objectives of Policy DEV39 and meets the requirements of the highlighted 'development scenario'.

In summary, there is strong support for this planning application at a national policy level and at a local policy level in having regard to those policies contained within The South East Plan (RSS) and the "saved" policies of the Arun District Local Plan.

NPPF

3. Supporting a prosperous rural economy

Paragraph 28

Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings
- promote the development and diversification of agricultural and other land-based rural businesses
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres
- promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship

CLIMPING NEIGHBOURHOOD PLAN

Clymping Parish has an adopted Neighbourhood Plan – Oct 2015.

The final version of the Plan set out a vision of the future of the parish and contained policies covering the themes of Community Leisure and Wellbeing, Employment and Tourism, Environment, Sustainability and Design and Roads and Transport which are addressed in the policy commentary that follows.

The Plan recognises that the Parish has a high sunshine record historically making it an attractive area to holiday (para 4.9).

The Plan summarised the economic Status of residents; Of the 771 usual residents of the parish nobody at 2015 was apparently employed in tourism.

Opportunities are stated (para 4.20); *'Tourism developments in keeping with the environment, the settlement gap policy and small in scale.'*

A **Vision** is stated (para 5.1); to achieve this the community will encourage and support:

- Development which fits harmoniously within the local environment; and
- Responsible and sustainable development along with enhanced provision of amenities, activities and facilities, and relevant infrastructure.

Employment and Tourism Objectives are stated (para 5.2) The Plan seeks to encourage small scale and appropriate tourism to help sustain the local economy and to help local businesses to remain viable as well as retaining and creating additional employment opportunities.

Environment, Sustainability and Design Objectives are to retain Clymping's rural small coastal village character whilst meeting the aim of sustainability by locating any development in areas with existing services, infrastructure and facilities and protecting valuable agricultural land, countryside and coastline.

POLICY CPN 4 PROTECTION OF EXISTING COMMERCIAL PREMISES OR LAND

This application is considered compliant with this policy as the proposal is to upgrade or extend an existing employment site;

- *the impact on the amenities enjoyed by occupants of surrounding properties is acceptable; and*

The site is already well boundary screened with native mixed hedging and/or mature trees, in addition a buffer zone of rough grass is proposed between the site and neighbouring residences.

The site is located on the downwind side of the prevailing, which will carry and noise or cooking odour away from residences and towards the A259 main road.

The access is directly onto the A259 via the existing entrance to reduce impact on Climping St residents.

- *they do not compromise the character of the area or openness of the countryside or beach; and*

Dense mixed hedging has been established along the East edge to screen the view from the Public footpath linking Bread Lane with Climping Street and around the south and west perimeter in the small field. The conclusion is that the site will be well screened and have a minimal impact on surrounding property and forms a very discrete visual envelope.

The site is set well back from the coast and is not visible from the beach.

- *traffic impact is acceptable in terms of highway safety and living conditions of residents. Proposals should include a traffic impact analysis or transport assessment which is proportionate to the development and demonstrates traffic impact and measures which may be taken to mitigate impacts.*

The access is directly onto the A259 via the existing entrance to reduce impact on Climping St residents.

- *they comply with other policies in this Neighbourhood Plan.*

POLICY CPN 5 SUPPORT AND PROMOTE RECREATION AND TOURISM

The intention of the Policy is stated (para 8.6) as to *help local tourist facilities to remain viable and maintain the level of tourism and visitor facilities.*

At para 8.7; *Tourism amenities are used and enjoyed by residents and tourists.*

At para 8.8; *It is important that any such minor development complies with the strategic gap policy in the 2003 Arun Local Plan and Settlement Gap Policy in the emerging Local Plan in order that the integrity and tourist appeal of Clymping is maintained.*

Proposals for small scale recreational and tourism facilities or small scale improvements to recreational and tourism facilities will be supported provided that:

- *the siting, scale and design has strong regard to the local character, historic and natural assets of the surrounding area and complies with the Clymping Character Assessment; and*

The site has a history of being used for camping.

The application site forms part of and is an extension to an existing Holiday accommodation site.

- *the design and materials are in keeping with the local style and reinforce local distinctiveness and a strong sense of place and comply with the Clymping Character Assessment; and See above*
- *the traffic impact is acceptable in terms of highway safety and the living conditions of residents; See above*
- *the proposal preserves the open character of the Gap Between Settlement and as a minimum is not detrimental to the Green Infrastructure Network; and See above*
- *the proposal complies with other policies in this Neighbourhood Plan.*

POLICY CPN 7 PROTECTION OF OPEN VIEWS

All development will be considered with regard to the need to protect the open landscape character of the countryside and beach. The Clymping Character Assessment will be used as a reference to assess the impact of proposals.

The application site sits within a discrete well screened visual envelope and is not visible from the A259 adjacent highway.

The applicant does not consider the proposal will have a significant visual impact as this application is an extension to commercial premises and there is an existing backdrop of commercial buildings.

It is for a seasonal use of land, so the site will be vacant during the winter months when trees have lost their leaves.

POLICY CPN 8 PROTECTION OF TREES AND HEDGEROWS

This policy has been taken into account and deemed not applicable as the proposal specifically introduced a buffer zone adjacent to all such features.

POLICY CPN 9 PROTECTION OF NATURAL HABITATS

This policy has been taken into account and deemed not applicable as the proposal site is some 1.5kms away from the important Climping SSSI sites.

The application site is a ring fenced grass field of low ecological value; a Biodiversity Checklist has been completed.

POLICY CPN 10 PROTECTION OF HIGH GRADE AGRICULTURAL LAND

This Policy states that Development will not be permitted on the best and most versatile agricultural land, defined for the purposes of this policy as land graded 1, 2 or 3A in the national farmland grading scheme unless special circumstances can be demonstrated which may include;

- *there is an overriding need for the development in the proposed location and development on the site is demonstrated as the most sustainable option;*
- *the development conforms to other statutory national and local planning policies;*

One difficulty with complying with this Policy is that essentially the parish is split into two areas; land within the flood plain and land outside of the flood plain.

Land within the flood plain is almost exclusively all Graded 3b or 4; and is unsuitable for the proposed use on flood risk grounds.

Land outside of the flood plain is almost exclusively all Graded 3a or above and is suitable for the proposed use on flood risk grounds.

It is therefore difficult to comply with this Policy except where there is an overriding need, which in this case is supported by the economic section of this statement and robustly supported by the Climping Neighbourhood Policy CPN 5 that seeks to Support and Promote Recreation and Tourism.

The change of use of the land does not prevent its future reversion.

POLICY CPN 14 TRAFFIC AND THE ENVIRONMENT

Development which will have a detrimental impact on highway safety and the living

conditions of residents will be resisted. It is not considered that there will not be a detrimental impact; please see above.

RELEVANT ECONOMIC INFORMATION

Arun Local Plan - Consultation Doc 19.07.12.

The Visitor Economy

11.0.1 Tourism is an important part of Arun's economy; short breaks, activity holidays, visiting friends and relations and visits by people from abroad have all increased. Particular sectors of the market, such as cultural tourism and business tourism have also expanded over the past decade. It is important to ensure that Arun is well placed to meet the needs of the changing visitor economy.

11.0.2 Arun's Local Plan strategic objective for tourism is:

- **To create vibrant, attractive, safe and accessible towns and villages that build upon their unique characters to provide a wide range of uses and which are a focus for quality shopping, entertainment, leisure, tourism and cultural activities.**

11.0.3 The '*Sussex By The Sea Visitor Strategy 2006-2011*' identified a number of strategic priorities including the diversification of the coastal tourism product; increasing the value and spend by day and staying visitors, improving the quality of the visitor experience, developing 'Sussex by the Sea' as a sustainable destination and raising the overall profile and image of the area.

11.0.4 The '*Arun Economic Strategy 2009-2026*' identifies tourism as one of the districts key employment sectors. It includes an Action Plan which will enable a number of the priorities listed in the visitor strategy to be implemented.

11.0.5 The Strategy identifies three distinct tourism offers:

- **Bognor Regis - Seaside tourism with an established evening, pub/bar and club-based leisure economy. There has been substantial investment in tourism in recent years and much proposed; notably activities linked to Butlins.**
- **Littlehampton - Marine-based tourism, focused on the harbour and seafront:**
- **Arundel - heritage offer (Cathedral and Castle), links to the South Downs and specialist retail economy.**

11.0.6 To promote growth in the visitor economy, the Council will support work for and by the industry to seek continuous improvement and adaption in the visitor experience. This

could include the achievement of higher quality products and services, attraction diversity and increased competition. The outcome would add increased value to the local economy, especially if longer visitor stays and spending retention can be maximised by such improvement.

11.0.7 Neighbourhood Development Plans are being prepared by Bognor Regis, Littlehampton and Arundel Town Councils. These are expected to help take forward a wealth of strategy development proposals including the Bognor Regis Seafront Strategy and the Littlehampton Waterfront Strategy.

CAMPING TRIP STATISTICS

VISIT ENGLAND is the National Tourism Agency – a non-departmental public body funded by the Department for Digital, Culture, Media & Sport (DCMS) and plays a unique role in building England's tourism product, raising Britain's profile worldwide, increasing the volume and value of tourism exports and developing England and Britain's visitor economy.

They serve as a trusted advisor to Government and industry on tourism issues, particularly those that affect the UK's international competitiveness and provide policy solutions, market intelligence and customer insights.

The following data is sourced from Visit England who has published a series of topic papers summarising key findings in England's visitor economy in 2014/15, from headline figures and detailed breakdowns to trends over time.

Attached at **Appendix 2** are the following materially relevant topic papers;

- Camping, Caravanning and Domestic Tourism;
- Outdoor Activities and Domestic Tourism;
- Domestic Tourism Trips – Visiting a Beach.

The UK market

- In 2015, domestic camping and caravan trips increased by 8% compared to the same period in 2014, with nights up 10% and spend 7% (source: GBTS)
- In 2015, UK residents took 13.5m holiday trips camping and caravanning, spending £2.2bn during their trips (source: GBTS). By contrast, they made 11.4m holiday trips to Spain, 6.2m to France, 2.5m to Italy and 2.1m to Portugal (source: IPS)
- Of the 13.5m trips, 46% were spent in static caravans, 28% in touring caravans or motorhomes and 26% camping

- In 2015, some 58m holiday bed nights were spent in caravans, tents and motorhomes by GB residents. The accommodation category receives more 24% more nights than hotel/motel, 38% more than rented self-catering and 398% more than guest house/bed and breakfast (Source: GBTS)
- In 2015, average trip length was 4.3 nights and average spend per trip £165 per person for domestic camping and caravanning breaks (source: GBTS)
- At least 17% of holiday parks and campsites are open all the year round (source: Pitchup.com)

The European market

- Overall 360m nights were spent camping or caravanning by EU residents in 2013, of which the UK accounted for 65m, France 94m and Germany 71m (source Eurostat)
- There were 598m days spent camping by Americans in 2013 (source: Outdoor Industry Association)
- 4.38m trips (82.1% England, 11.8% Wales and 6.1% Scotland) up 11.7% vs 2014
- 15.0m nights (3.4 nights on average) up 13.6% vs 2014
- Worth £574m (an average of £38 per night) up 11.2% vs 2014



CAMPSITES
co.uk

A recent survey by

of 6,457 campers provides some more

insights.

Q1 The number of trips campers take

A1 According to the survey, on average people planned to take three camping trips each year.

Q2 How many nights campers spend on average in a campsite

A2 78% of the people we surveyed spent three nights or more on average when camping.

Q3 How much campers spend

A3 On average, our campers had a typical budget of £405 for their holiday.

Q4 Popular camping locations

A4 Being beside the sea is a particularly popular choice, with 47% of responses rating it as their favourite place to camp. 15% of people chose the hills or mountains, and 14% chose by a lake.

Q5 The most popular months for camping

A5 Unsurprisingly, the most popular months were August (chosen by 60% of campers), followed by July (49%). The least popular months were January, February and December, with less than 2% of those surveyed planning to camp in January.

Q6 The most important campsite facilities

A6 64% of our campers thought that showers and toilet blocks were essential facilities. BBQs, family friendly campsites.

Arun District versus County and National Statistical trends

The most recent available data to obtain a snapshot of domestic tourism is from the latest Great Britain Tourism Survey (GBTS) data 2016;

The analysis provides information about domestic overnight tourism by residents of Great Britain between 2006 and 2016.

	Holiday Trips 2006-8 thousands	Holiday Trips 2007-9 thousands	Holiday Trips 2008-10 thousands	Holiday Trips 2009-11 thousands	Holiday Trips 2010-12 thousands	Holiday Trips 2011-13 thousands	Holiday Trips 2012-14 thousands	Holiday Trips 2013-15 thousands	Holiday Trips 2014-16* thousands	% change
England	40471	42675	43435	45570	45231	45692	43883	43127	43057	6.39%
West Sussex	841	852	778	794	754	766	774	768	780	-7.21%
Arun	248	279	244	254	221	259	240	234	206	-16.94%

	Holiday Nights 2006-8 thousands	Holiday Nights 2007-9 thousands	Holiday Nights 2008-10 thousands	Holiday Nights 2009-11 thousands	Holiday Nights 2010-12 thousands	Holiday Nights 2011-13 thousands	Holiday Nights 2012-14 thousands	Holiday Nights 2013-15 thousands	Holiday Nights 2014-16* thousands	% change
England	146000	153809	154017	159399	155309	154639	147740	144492	143635	-1.62%
West Sussex	2810	2866	2632	2662	2361	2504	2384	2341	2131	-24.15%
Arun	958	1143	1046	1090	952	1025	921	832	756	-21.05%

	Holiday Spend 2006-8 millions	Holiday Spend 2007-9 millions	Holiday Spend 2008-10 millions	Holiday Spend 2009-11 millions	Holiday Spend 2010-12 millions	Holiday Spend 2011-13 millions	Holiday Spend 2012-14 millions	Holiday Spend 2013-15 millions	Holiday Spend 2014-16* millions	% change
England	8387	8890	9055	9573	10037	10500	10505	10411	10426	24.32%
West Sussex	158	153	141	129	142	154	156	140	134	-15.40%
Arun	50	57	50	49	46	54	52	46	47	-6.67%

The number of trips estimated for England each year has a margin of error of +/-2% at the 95% confidence level and is considered by industry to be the most robust that is publicly available.

The data shows that Arun District tourist economy over the decade is in reverse and provides justification for the need to provide new facilities to attract visitors to our District. It also reinforces Arun's Planning Policy position of; *Tourism is a vitally important part of Arun's economy: short breaks, activity holidays, visiting friends and relations and visits by people from abroad. Cultural and business*

tourism have also expanded over the past decade. It is important to ensure that Arun is well placed to meet the needs of the changing visitor economy.'

In addition to the Economic data;

- Ecclesden Farm in Angmering closed at the end of 2016;
- And Daisyfields in Toddington closed at the end of 2017;
- Derwent House, Field Place and the St Barnabus Trust camping sites have all ceased in Climping.

CONCLUSION

- The subject planning application is a farm diversification project and seeks consent for a seasonal use of land for a 60 pitch wild tent camping site on land at Hobbs Farm.
- The use will be supported by central facilities with toilets and showers which are to be located on the previously developed footprint.
- The application site is not prominent in the wider landscape and there are very few viewpoints into the site from publicly accessible land.
- This seasonal use of land will not have a detrimental impact in terms of visual amenity and the boundary landscape planting will offset the development and ensure the highest standard of design and site layout can be achieved.
- The development is in a sustainable location and promotes alternative modes of transport. The established access point onto the A259 (Crookthorne Lane) is acceptable in highway safety terms. The anticipated additional traffic that will result from the development is considered to be "negligible" on the wider highway network.
- The site has no history of flooding and sits well within FZ1; a Flood Risk Assessment is not required for this development.
- The proposed development raises no adverse issues in having regard to the ecological habitat value of the site and the wider area; the Biodiversity Checklist has been completed.
- In having regard to planning policy, the proposed use is fully supported at both a national and local planning level. In particular the proposal is supported by the Climping Neighbourhood Plan through POLICY CPN 5 that seeks to support and promote recreation and tourism.
- The development is also in accordance with those policies that apply within the Arun District Local Plan (2003) and the Emerging Local Plan and meets the requirements for development within the defined Strategic Gap. The particulars of the seasonal use of the land ensures that

there is no conflict with the Strategic Gap in this respect. Likewise, the development complies with Policy DEV39 and the “development scenario” that applies in this instance.

- In view of the above we trust that you will find this planning application to be acceptable in planning terms and that a favourable determination can be made.



1Access to Camp field from A259 via Farm Shop entrance



2 Entrance seen from inside Farm Shop car park



3 view leading onto track to Camp site



4 Entrance to Campsite (concrete block will be removed during season)



5 Entrance to North field looking east



6 Looking south across North field, asparagus on right



7 North field looking west towards Farm Shop, A259 on right



8 North field looking south west towards South field



9 North field looking south towards A259, entrance and asparagus on left



10 looking west at Camping tents in South field August 2017



11 looking west at South and North camping fields from public footpath August 2017