

REPORT UPDATE

Application No: CM/7/18/PL

Reason for the Update / Changes

Reason for Update/Changes:

Following discussions it has been determined that conditions 8 and 10 are not necessary and would be unreasonable given that the proposal is for temporary camping with tents. Condition 8 is also not enforceable.

Additional information from applicant covering the following points. It is derived from the operation of the existing camping site::

- Financial evidence to compare the sales increase experienced in the Coffee shop, farm shop and Butchery, during each Camping period. Campers in particular, do not come fully stocked up as they have nowhere to store perishable foods, so they do purchase meals out locally and food to cook themselves during their stay.

- Diversification

Confirmation that Farm Diversification allows farmers to generate income in different ways to reduce financial risk. According to DEFRA about half of all UK farms use some form of diversified activity in their farming business,

The Woodpecker Camping site is on land at Hobbs Farm East that forms part of a larger complex of farms under the Home Farm group that is a family owned and operated business and has been in current occupation since 1966.

The farming practices are mostly arable cropping producing high value seed peas and milling wheats as well as hay and straw crops. There is a small beef cattle enterprise that supplies the local trade with rare breed beef as well as minor crops such as Asparagus and Duck, Goose and Hen Eggs which are all sold locally. Other non-farming enterprises in the village of Climping include a paintball site, farm shop, beach car parks, 2 public houses, horse livery, a hotel, Bed and Breakfasts and some small scale commercial use lettings.

Hobbs Farm East is a former Model Farm Piggery being part of what was historically the Bailiffscourt Estate and is situated in a coastal location in and around the village of Climping. The farm today amounts to some 450 hectares (1,100 acres) in total and is part of the 'Home Farm' group of farms which includes Kents Farm (180 hectares), Church Farm (40 hectares) and Hobbs Farm West (32 hectares) as well as the foreshore from Elmer to almost the River Arun.

The Camping site is well serviced with retail and dining choices; it is to be owned and operated by the applicants to support the retention of existing employment as well as contributing to the general local economy to provide new seasonal work.

The Rural Development Programme LEADER is a Grant funding programme that supports the growth and development of rural businesses and is administered by West Sussex County Council.

LEADER aims to improve the competitiveness of farming and forestry, support a diverse and successful rural economy and help to develop vibrant and thriving rural communities. An application is pending subject to the grant of planning permission. The applicant is confident that the proposal will be eligible for grant funding for this rural visitor accommodation diversification scheme.

- Provision for Dogs.

Dogs are allowed. They must be kept on leads and supervised at all times.

Guide dogs are allowed on site free of charge.

The site does not accept breeds/crossbreeds listed in the Dangerous Dogs Act.

Dogs can be walked around the site whilst on their leads as there is plenty of space to do this.

Dogs can be walked to Climping beach which is one of the few local beaches that allows them to run freely. The site has good access to the local footpath network, the area is already popular with dog walkers and is well serviced with 4 ADC bins for dog waste. The bins are located: 1 by the Village Hall, 1 by St Mary's School at the entrance to Bread Lane, 1 at the sea end of Bread Lane and 1 at the sea end of Climping Street.

The local pubs and the Farm Shop coffee shop welcome dogs and provide facilities for them, water bowls in the pubs and water bowls and baskets in the Cafe; allowing dogs will benefit the local economy. Bagged Dog foul waste is allowed to be put into the General waste bins that are supplied by Biffa. These bins are emptied weekly.

- Parking

Campers are allowed 1 car per pitch on 43 of the pitches.

There are 17 smaller pitches towards the site frontage, the cars for these pitches will be parked in the car parking area.

Any 2nd car must be parked in the area along the site frontage. We manage this aspect of the site as well and any 2nd car must be agreed with us at the time of booking. We reserve the right to only allow 1 car per pitch in the event that all pitches will be full. Therefore there should never be more than 60 vehicles on site at any one time.

- Complaints. Environmental Health received no complaints from anyone during the whole time that the camping field has operated.

28 days in 2016

28 days in 2017

9 days so far in 2018

- Confirmation of current camping site operation

Whilst this application is ongoing, the Camping Field operates under the Permitted Development rules of 28 days per year. Most recently 9 days from Fri 25th May to Sat 2nd June 2018.

A series of photographs taken around 7pm on Saturday 26th May 2018 when all the Campers were pitched for the night were taken. 46 pitches out of the total of 60 proposed were full, 13 out of 14 in the South Field and 33 out of 46 in the North Field. The total number of Campers was 150 as the majority of people come as groups of 2,3 or 4, in fact there were only 3 groups of 6 on that night. The photographs show that the rough grass buffer areas clearly work well, especially in the South Field where there are neighbouring houses, there is ample space around the pitches and between the 2 fields for campers to walk, cycle and play games. If all 60 pitches were full there would still be adequate space, as there are pitch spaces for them, 1 in the South Field and 13 in the North Field were simply empty. The Campers play their games etc around their own pitches. This demonstrates the efficient use of the fields to accommodate 60 pitches as well as the facilities for a potential 360 Campers.

The photographs also show that there were no open fires or fire pits as our rules forbid open fires. We do permit barbeques provided that they are raised off the ground. Both the Pitchup rules and booking conditions advise all campers that the site operates Quiet hours between 10pm and 6am, this was observed and appreciated by all on the site.

Note: The changes to recommendation, conditions and/or reasons are attached on the amended replacement recommendation sheet.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report.

Recommendation Report for Planning Permission

REF NO: CM/7/18/PL

LOCATION: Woodpecker Camping Field
Crookthorn Lane
Climping
BN17

PROPOSAL: Change of use of land from agricultural field to 60 No. tent pitches operating from April to October to include 2 No. plumbed screened portable showers, 2 No. plumbed portable toilets, 2 No. screened changing cubicles, 2 No. 2 screened portable chemical toilets with hand wash facilities & washing up/drying area within existing building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal relates to a change of use of farmland to a seasonal camping site for 60 tent pitches. The application includes retention of hedging to the site boundaries. 17 grassed car parking spaces are indicated along the northern boundary with the A259. 4 chemical toilets will be located in the field. Each toilet is 2.2m high, 1.4m deep and 1.1m wide. Other structures are to be located adjacent to The Piggeries building comprising 2 toilets and 2 showers with a floor area of 5m by 1.5m and a height of 2.2m , 2 changing cubicles 2.1m in height with a floor area of 1.5m by 2.5m and a wash up drying area 3m by 3.5m within an existing brick store. The defined holiday season would run from 1st April to 31st October in any one year. It is proposed that one full time and two part time staff would be employed. The application includes a Method Statement for nesting birds, reptiles and amphibians. The site development plan requires hedgerow to be trimmed in order to create a pedestrian pathway of hardstanding for ease of access to camping facilities.
SITE AREA	0.95 hectares.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Hedging to south north and west to approximately 2m.
SITE CHARACTERISTICS	Open field with Old Piggeries building in southern part of site. Farm shop to west, residential dwellings to south.

CHARACTER OF LOCALITY

Predominantly rural.

RELEVANT SITE HISTORY

CM/17/86	Car Park	ApproveConditionally 08-09-86
CM/7/17/PL	Change of use of permitted office building (B1 Business) to 4 No. visitor residential accommodation units (C1 Hotels). This application affects the setting of a Listed Building.	ApproveConditionally 23-05-17
CM/1/16/PL	Change of use of land from agricultural to dog training & off lead facility. Departure from the Development Plan.	ApproveConditionally 22-03-16
CM/20/13/CLE	Application for Certificate of Lawfulness for use of land as a farm shop and for purposes ancillary to the farm shop	Approve
CM/17/13/CLE	Application for a Lawful Development Certificate for an Existing use or operation - erection of 2 No. buildings to the rear of Baird's farm Shop used as an office & laundry	Approve 20-12-13
CM/17/03/CLE	Application for a Certificate of Lawfulness for an existing use - shop (primary use) and garden centre (ancillary use).	Approve 16-03-04
CM/2/12/	Proposed farm diversification scheme for the development of a 134 pitch touring caravan park with a facilities building and toilet block, together with landscape planting and environmental improvements. Departure from the Development Plan	Refused 26-07-12 Appeal: Dismissed 09-07-13

Application CM/2/12 was refused for the following reasons:

The application would conflict with policy DEV39 of Arun District Local Plan in that it would conflict with criteria (i)-(iv).In particular criteria (iii), because the site by reason of its size and location and the intensity of the use is not acceptable environmentally.

The proposed touring caravan park by reason of its size, location and intensity of use would cause harm

to the objectives of the Littlehampton and Middleton-on-Sea Strategic Gap and harm the openness and character of the countryside contrary to policies GEN2, GEN3 and AREA10 of Arun District Local Plan.

The application was not directly comparable with this proposal since it was for a much larger scheme with a greater site area, permanent site buildings, hard standings and internal road ways and related to caravans not tents.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Climping Parish Council

Objection .

- The application is a loss of agricultural land within the Littlehampton to Middleton Strategic Gap which contributes both to the sustainability and character of the area.
- The scale of the proposed camping site is too large: the development caters for up to 60 tents and potentially up to 300 people.
- The size of the site means the site boundaries are in close proximity to neighbouring properties and their quiet enjoyment of the area will be adversely affected.
- The change of use with tents, cars parked alongside tents and various cubicles for showers and toilets is not visually in keeping with the open character of the countryside.
- High potential ratio of the number of visitors to limited toilet and shower facilities.
- Impact of noise from the camp site on the local community.
- Impact of smoke from barbeques and open fires on the local community.
- Hazard from open fires.
- Traffic hazard created by additional vehicles turning on to and from the A259 (the application allows for 60 vehicles).
- The absence in the application documents of site specific management policies to limit the adverse impact on the local community e.g. type and size of tent per pitch, age or group type restriction, restriction on noise after 10pm and overnight, camp fires, pets, restriction on arrival times so that tents are not being erected overnight, safety procedures, staff on site or on-call.
- Contrary to the Clymington Neighbourhood Plan Policies CPN 10 Protection of high grade Agricultural Land and CPN 5 Support and Promote Recreation and Tourism .
- Contrary to the Arun Local Plan emerging policy TOU DM1. 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.

7 Objections:

- If the land is used as proposed it will eventually become building land.
- 60 pitches means 180 - 240 extra people per night.
- Land could be contaminated by campers. Is it feasible to farm the land in the winter?
- Dual use may not be viable.
- Renovation of building with blue/black fibre slates is out of keeping.
- Lighting from head lights and torches is not safe.
- No provision for campers who empty their own toilets.
- Open camp fires are unsafe and a nuisance.
- Noise levels from music could increase.
- Site layout would not be retained.
- Toilets and showers are limited.
- There are no plans for a curfew or site management.
- Access is difficult and will cause nuisance if shared with proposed adjacent care home.

- Litter and dog fouling outside the site would increase.
- Adverse impact on residential amenity.
- Area is already heavily congested in summer months.
- No disposal bins for animal waste.
- This proposal is up and running and has been for 2 years without permission.
- Siting of toilets and shower cubicles is unneighbourly generating noise and odour. Can't they be located behind the farm shop?

1 support - The local area needs accommodation destinations like this to continue to attract visitors and help regenerate tourism. The proposal would contribute to the local economy

COMMENTS ON REPRESENTATIONS RECEIVED:

There are policy objections relating to the temporary loss of high quality farm land and the provision of a limited number of additional buildings/structures in the Strategic Gap. However, the temporary/seasonal nature of the use and contribution to the local economy from this tourist facility are sufficient to override these objections.

Matters such as the possible dual use of access point, precedent for future development of the site and alleged unauthorised use of the site cannot be considered as each application is determined on its own merits.

The proposal is a relatively small scale tourism facility with appropriate siting of limited buildings/structures which is appropriate to this location and compliant with policy CPN 5 of Clymping Neighbourhood Plan.

Adequate provision of toilets and other facilities would be controlled by the Council's Environmental Health Department via the required Site License.

The camp site use, which operates in accordance with Permitted Development rights, has in place a management plan which prohibits open fires and barbecues only permitted if raised off the ground. It also sets a quiet hours policy between 10pm and 6am.

No chemical toilets are planned to be sited next to the southern Shower cubicles. The two toilets sited in this location will be flushing and attached to the mains sewerage system as described in the submitted location, block plans and the design and access statement. Chemical toilets are to be located in the North Field which is not close to any residential property or nearby residents.

No vehicle traffic access is planned via Climping Street, all access will be directly from the A259 through the existing entrance.

Loss of agricultural land will be seasonal, will remain undisturbed during the proposed use and will revert back to agricultural use during the winter months.

60 pitches can be accommodated within the site and this accords with the licensing density requirements and makes an efficient use of the land. These have been applied for to help satisfy identified demand following the closure of the nearby Daisyfields Camping site and from enquiries made to the applicant on pitchup website over the last 3 years.

CONSULTATIONS

Engineering Services Manager

Engineers (Drainage)
 Southern Water Planning
 Economic Regeneration
 WSCC Strategic Planning
 Ecology Advisor
 Parks and Landscapes
 Ecology Advisor
 Environmental Health

CONSULTATION RESPONSES RECEIVED:

County Highways - No Objection. The site has been, albeit informally, operating as a campsite for a period of time and there does not appear to have been a significant impact on the public highway. This is in recognition that the proposal will result in an intensification in use of the access.

Landscape Officer - No Objection subject to conditions.

Ecology Officer - No Objection subject to conditions.

Economic Development Officer - Support. Keen to see additional facilities for visitors

Southern Water - No Objection.

Environmental Health - No objection. The proposals will require a Camping Site Licence which will address any Environmental Health concerns.

Engineers - No Comment.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Suggested conditions are included in the recommendation.

POLICY CONTEXT

Designation applicable to site:
 Outside Built Up Area Boundary
 Within Strategic Gap

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

GEN3	Protection of the Countryside
AREA10	Strategic Gaps
AREA14	Sites of National Importance for Nature Conservation
AREA15	Sites of Local Importance for Nature Conservation
DEV39	New Touring Caravan/Camping Sites Outside the Built Up Area

[Publication Version of the Local Plan \(October 2014\):](#)

TOU DM1 Tourism Related Development

TOU SP1 Sustainable Tourism & The Visitor Economy
 SD SP1 Sustainable Development
 C SP1 Countryside
 GI SP1 Green Infrastructure & Development
 SD SP2 Built -Up Area Boundary
 SD SP3 Gaps Between Settlements
 LAN DM1 Protection of Landscape Character
 EMP SP1 Employment land provision
 T SP1 Transport and Development
 D SP1 Design
 D DM4 Extensions & Alterations to Existing Buildings
 T DM1 Sustainable Travel and Public Rights of Way
 ENV DM5 Development and Biodiversity
 QE DM1 Noise Pollution
 QE DM2 Light Pollution
 QE DM3 Air Pollution
 QE SP1 Quality of the Environment
 SO DM1 Soils

Clymping Neighbourhood Plan 2015 Policy CPN10	Protection of high grade Agricultural Land
Clymping Neighbourhood Plan 2015 Policy CPN5	Support and promote recreation and tourism
Clymping Neighbourhood Plan 2015 Policy CPN7	Protection of open views
Clymping Neighbourhood Plan 2015 Policy CPN8	Protection of Trees and Hedgerows
Clymping Neighbourhood Plan 2015 Policy CPN9	Protection of Natural Habitats

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local

Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Policies CPN 5, CPN7, CPN8, CPN9 and CPN 10 of Clymping Neighbourhood Plan are considered relevant to consideration of this proposal.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would comply with countryside policy to support the economic diversification of farm land whilst not having an unacceptable effect on the character and appearance of the area or the residential amenities of neighbouring occupiers.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

BACKGROUND

The site is currently used for agricultural production and is located outside the built-up area boundary within the Middleton and Littlehampton Strategic Gap. The site has been used for tent camping with the benefit of permitted development under Schedule 2, Part 4 the Town and Country Planning (General Permitted Development) Order 1995. The maximum number of people accommodated at the site on any one day was 136. The piggeries building is excluded from the application site and has permission for 4 no 2 bed holiday lets under reference CM/7/17/PL.

DIVERSIFICATION

The site lies in a countryside location and represents diversification of the rural economy. It is therefore compliant with policy GEN3 (iii) of the adopted Arun District Local Plan. These enterprises also benefit and stimulate the wider rural economy. The land would remain available for farming in the winter months.

STRATEGIC GAP

The site lies within the Strategic Gap where Policy AREA10 of the ADLP 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. As discussed below the proposal would be consistent with the tourism policies of the Local Plan. (ii) it would not compromise the objectives or integrity of the Gap. The seasonal nature of the use and limited associated structures would ensure that the integrity of the Strategic Gap is maintained. The area would revert to farmland in the winter months and the proposal does not result in additional permanent structures. The changing, shower and toilet cubicles would have a limited floor area of 1m by 1.4m and the changing cubicles have the appearance of sheds. The proposal utilises an existing building for washing up facilities which reduces the additional structures required. The limited sizes and design means that the proposed structures will be absorbed visually in the wider landscape. (iii) attention should be paid to the long term enhancement of the landscape, amenity and conservation value. The proposal is subject to a landscaping condition to provide and infill the existing hedges with additional species and create rough grass margins which will be maintained on the western and southern perimeter of the field. The provision of more species rich hedging and enhanced field margins through the provision of wild flower seed planting would improve biodiversity in the area. This will provide a wildlife corridor around the site for amphibians, reptiles and hedgehogs, improving connectivity between suitable habitats and enhancing biodiversity in the area. With these proposed enhancement opportunities included within the site design, the residual impacts will be beneficial to biodiversity and permanent. Given that the field would revert to agricultural use in the winter periods the opportunity for further planting is limited.

The proposal complies with Policies GEN7 and DEV39 of the ADLP in that noise/activity levels would not cause material harm to residential amenities given the distance to nearest residential properties and the seasonal nature of the proposal. It therefore does not undermine the physical and/or visual separation of Strategic Gap and retains the separate identity in accordance with policy AREA10 of the ADLP and policy SD SP3 of the Emerging Local Plan.

The land is currently used for agricultural production and is categorised as high quality agricultural land. The NPPF and Policy SO DM1 of the emerging plan seek retention of the best agricultural land Grades 1 - 3a for agricultural production. Development would not be allowed unless the benefits outweigh the need to protect the land in the long term. This proposal does not represent long term and continuous loss of productive agricultural land and is therefore compliant with this policy.

NEIGHBOURHOOD PLAN

Policy CPN 5 of the Climping Neighbourhood Plan refers to small scale tourist facilities and requires compliance with certain criteria. Whilst the proposal is not small in scale it does meet the criteria in that it has a strong regard to the local character, historic and natural assets. The siting scale and design of the supporting structures have a minimal impact and would be readily assimilated into the landscape. The design and materials are appropriate for the use. The changing cubicles would have the appearance of sheds and the proposal utilises an existing building for washing up and drying facilities. The traffic impact is acceptable in terms of highway safety. It utilises an existing access and County Highways have no objection. The access is located off the A259 and is not adjacent to neighbouring residential dwellings. The proposal preserves the open character of the area by utilising fields which would revert to agricultural use in the winter months and limiting the scale and amount of associated structures. Condition 4 requires all non permanent structures to be removed from the site over winter.

The proposal would also accord with policy CPN7 in that it would not erode the open landscape character of the countryside. It would not adversely impact on long distance views across the landscape given the limited height and size of associated facility structures and tents. Condition 4 requires all non permanent structures to be removed from the site over winter. The applicant currently removes cubicles once the temporary permitted use ceases.

The proposal is compliant with policies CPN8 and CPN 9 in that it retains existing hedgerows and habitats. The application is supported by Ecology Reports and condition 7 ensures development accords with the Method Statement for nesting birds, reptiles and amphibians. The landscaping condition would provide for planting of additional hedgerow species and wildflower planting which would enhance the appearance and biodiversity of the area.

Policy CPN10 is complied with since the proposal does not result in the long term loss of high grade agricultural land. The field would revert to farmland in the winter months. Condition 4 requires all non permanent structures to be removed from the site over winter.

TOURISM AND PROVISION OF CAMPING SITES IN THE AREA

The Council's Tourism Officer has suggested there is need for this type of seasonal accommodation. It is centrally located to all three towns (and villages) for overnights. It is fairly close to the Public Houses Ship and Anchor at Ford, the Oyster Catcher and the Black Horse at Climping and has the benefit of being close to the coast and town of Littlehampton.

The application is for 60 pitches. Policy DEV39 of the Local Plan states planning permission will be granted for touring caravan and camping sites outside the built-up area subject to meeting one of four criteria. It is considered that the proposal meets criteria (iii) in that the site is near to a main road where development would be acceptable environmentally and contribute to a well-spaced distribution of sites. The site is accessed from the A259. A bus stop is close to the site entrance. The application includes a Preliminary Ecology Appraisal and Method Statement to demonstrate that the proposal is acceptable from an environmental perspective.

Policy DEV35 also relates to tourism development outside the built-up area in a coastal location and states that 'Outside of the built-up area, planning permission will not be granted for new tourism development along the coast other than for appropriate changes of use and small-scale extensions to existing facilities, which do not detract from the character of their surroundings.' In this case the proposal complies with the policy in that it is considered to be an 'appropriate change of use'. The proposal does not have an unacceptable impact on the character of the locality or the residential amenities of neighbouring residents for the reasons set out below.

The National Planning Policy Framework paragraph 28 'Supporting a Prosperous Rural Economy' refers to promotion of development and the diversification of agriculture and other land-based rural businesses and support for sustainable rural tourism that benefit businesses in rural areas and respect the character of the area. This proposal would accord with these requirements.

The Economic Regeneration Officer has supported the application. Tourism is a key industry within Arun. Overnight visitors contribute spending into the local economy. This expenditure would be welcomed by local businesses. The English Tourism Council estimate that for every one direct job in tourism half an indirect job is created elsewhere in the economy. Even if this figure is considered as a generous estimate the positive gain to the economy from off-site spend from holidaymakers cannot be discounted and is a material planning benefit which supports the application. The proposal would generate off site spend in the local area supporting local businesses, such as shops, pubs and restaurants.

CHARACTER AND APPEARANCE

The site lies in a flat open rural area within the Strategic Gap. The proposal includes retention of hedging and it is also proposed to impose a landscaping condition to bolster native species in this coastal location which will be expected to be replaced if lost within the first five years of operation. The planting would help to assimilate the development into the wider landscape. No hardstandings or surfaced internal access roads are proposed.

Although the site is open, views into the site are already partially screened by trees/hedges around the field perimeters. The development of the touring park would be seasonal and therefore any perceived impacts will be limited to April - October when vegetation is in leaf.

The permanent structures are limited in size and footprint. The proposed toilet and changing facilities are restricted to those necessary to comply with the site licence requirements. The wash up and drying area is part of an existing building and the additional structures comprising changing cubicles, toilets and showers are located close to site boundaries or other buildings which reduces their visual impact.

To minimise any visual impact the buildings/structures would be single storey with 1.8m high timber panel fencing around. The lack of any visually obtrusive buildings ensures there would be no unacceptable detrimental impact on the rural appearance of the locality.

Condition 4 requires all non permanent structures to be removed from the site over winter.

RESIDENTIAL AMENITY

The nearest residential properties to the proposed site are Hobbs Cottages to the west and Langmeads Close to the south. These are separated from the site boundary by approx. 10m and the nearest dwellings are approx. 35m and 18m from the camp site boundary. The area where noise is most likely to be generated is the shower/toilet/wash up area which is 40-50m from the nearest dwellings. These distances are considered adequate to prevent any materially adverse noise or activity resulting to neighbouring properties. The current camping facilities operate with a quiet time and it is proposed to impose a condition to similarly limit the hours of the proposed camp site. There have been no complaints in the last 2 years from the camp site which currently operates over a shorter period with a smaller number of pitches.

SUSTAINABILITY

Footpaths 169 and 171 are located to the south of the site and link to the wider footpath network providing access to the beach, public house and hotel. To the north there is direct access to the cycle lane under construction and bus stops. The Town centre of Littlehampton, with its services and train station, can be accessed via the foot bridge and is approx. 1 mile away with a bus service in close proximity to the proposed site. This all makes the site a sustainable location.

BIODIVERSITY

The majority of the site, approximately 1.1 ha, was an arable field recently reseeded with fescue grass. The field has been regularly mown and will continue to be maintained in this manner. The field is considered to be of negligible ecological value to wildlife although vegetation bordering the site was suitable for foraging bats, nesting birds, reptiles and common amphibians, . However, the proposal enhances biodiversity opportunities by retaining and providing an additional wildlife corridor along the field boundaries in the form of hedging and providing rough margins with wild flower seed sowing. This will provide a wildlife corridor around the site for amphibians, reptiles and hedgehogs, improving connectivity between suitable habitats and enhancing biodiversity in the area. With these proposed enhancement opportunities included within the site design, the residual impacts will be beneficial to biodiversity and permanent

CONCLUSION

The proposal is a low density with few structures and no hard surfaced road or parking area. Hedging would be retained and additional planting is to be conditioned. In addition the use is only seasonal and the use as an agricultural field would take place in the winter months.

The proposal would support and promote the local economy and recreation and tourism. The proposal preserves the open character of the Gap Between Settlements and contributes to the Green Infrastructure Network. It therefore accords with policy CPN 5 of Climping Neighbourhood Plan. The proposal also retains hedges, open views and natural habitats in accordance with policies CPN7, CPN8 and CPN9 of Climping Neighbourhood Plan.

The application is therefore recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report. Th

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 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 development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan 1091/DPA01
Block Plan 1091/DPA02

Site Plan 1091/DPA03
Floor Plan and Elevations 1091/DPA04

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The number of tents pitched on the site shall at no time exceed 60.

Reason: To avoid an overcrowded appearance and to secure satisfactory standards of space and amenity in accordance with Arun District Local Plan policies GEN3, GEN7 and DEV39.

- 4 The use of the site for seasonal tent pitches shall only take place between the 1st April and 30th October in any one year. Between 1st November and 31st March in any one year all the non permanent structures must be removed from the site and the site returned to its former condition.

Reason: In the interests of amenity, to prevent the establishment of permanent structures within the site and also in the interest of flood risk to the occupants of the site in accordance with policies GEN3, GEN7, DEV39, AREA2 and AREA10 of the Arun District Local Plan and the National Planning Policy Framework.

- 5 Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority before the use hereby permitted commences. Development shall be carried out in accordance with the approved details.

Reason: to safeguard the amenities of nearby residents in accordance with policy GEN7 of the Arun District Local Plan.

- 6 Within 3 months of the date of this permission a landscaping scheme including supplementary hedge planting, wildflower mix planting to field boundaries and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development shall be submitted to the Local Planning Authority for approval . The approved details of the landscaping shall be carried out in the first planting and seeding season, following approval and any trees or plants which, within a period of five years from the completion of development, 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: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 7 The development shall proceed in accordance with the submitted Method Statement for Nesting Birds, Reptiles and Amphibians dated May 2018 by RSK ADAS Ltd.

Reason: To ensure the retention of vegetation important to the visual amenity, the ecological quality and for the environment of the area in accordance with policy GEN7 and GEN30 of the Arun District Local Plan.

- 8 The use of open fires shall be excluded and only raised barbecues shall be operated in accordance with the applicant's e-mail dated 09-05-2018.

Reason: To safeguard the amenities of nearby residential properties in accordance with policy GEN7 of the Arun District Local Plan.

- 9 The camp site shall operate quiet hours between 10pm and 6am daily as per the applicant's e-mail dated 18-06-2018.

Reason: To safeguard the amenities of nearby residential properties in accordance with policy GEN7 of the Arun District Local Plan

- 10 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>
- 11 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.
- 12 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received 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.