

Design and Access Statement
For a
Replacement planning application of DC/20/1256
For
4 Luxury Glamping Pods & a Treatment Pod
AT
Chase Farm,
Shaws Lane,
Southwater,
Horsham, RH13 9BX.



The objective for rural business is to sustain a balanced outcome, a delicate relationship between productive activity which includes farming and rural enterprise and the conservation of the environment both historic and landscape needs to be maintained. The rural economy is a constantly changing paradigm and should be nurtured, supported and promoted because it forms the core of the nation.

Prepared For:
Chase Farm Partnership,
Shaws Lane,
Southwater,
Horsham,
West Sussex, RH13 9BX.

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Introduction 1.0.0

1.0.1 We act for the Chase Farm Partnership, Shaws Lane, Southwater, RH13 9BX for this full planning application to replace planning application DC/20/1256 granted on 11 September 2020 for a glamping site with a new application for four luxury pods and a spa treatment pod. The site utilises an area adjacent to the farm steading with the existing planning permission to develop five glamping Pods diversifying the farm business to a small tourism business to help create different income streams for the farm.

1.0.2 This supporting statement covers both national and local planning policy, the design of the development itself and the need for farm diversification and the changing nature of agriculture in the United Kingdom.

Site 2.0.0

2.0.1 Chase farm is located approximately 5.9 miles from the centre of Horsham via the B2237 and the A24. Shaws Lane although in close proximity to Horsham some 11 minutes from the centre of town it feels very rural with views over Bonfire Hill.

Proposal 3.0.0

3.0.1 Chase Farm would like to diversify into “Green Tourism” and glamping is a fast growing industry and alternative option for UK holiday makers. The pods have low impact on the site and are basically temporary. The council have accepted the principle of the development in that location.

3.0.2 The project will provide up to four luxurious 2-person accommodation units and a Spa treatment pod with beautiful rural views of the Sussex countryside for all year availability within an hour from London. The site is at Chase Farm, a working farm that is currently under the Mid-Tier Stewardship Scheme, which aims to promote the government environmental farming initiative. Selected accommodation will also permit dogs, and overall, the project will benefit and compliment the local economy and tourist attractions.

3.0.3 Glamping and camping is more popular than ever in the UK – with four in every 10 people having enjoyed a trip in the last year.

3.0.4 More than 17 million camping and caravanning trips were enjoyed during 2016, with a whopping 15 million being spent in Britain.

3.0.5 The holidays included a range of options from luxury yurts and safari tents, shepherd’s huts, tiny two-berth mini and large luxury caravans, sophisticated motorhomes and holiday lodges.

3.0.6 The total number of trips is expected to rise to 17.9 million in 2017 and to more than 21 million in 2020, according to market analysts Mintel, which says Britain’s camping and caravanning market will be worth £3.2 billion by 2020.

3.0.7 Of those choosing a camping holiday, ‘getting away from it all’ is one of the key attractions, as well as ‘connecting with nature’ (41 per cent).

One in seven relish the chance of being disconnected from technology with no wi-fi or internet.

3.0.8 Cheaper petrol prices and a move towards staycation holidays have also boosted the popularity of camping, caravanning and motorhome trips. While 'glamping' in a luxury tent has attracted new wealthier fans, others watching the pennies have been attracted to cheap family holidays under canvas.

3.0.9 The provision of high-end, grown-ups only accommodation aims to rejuvenate and diversify a long-established farmyard, whilst maintaining a low impact on the surrounding environment. The target market aims to attract people with higher spending power who will pay more for exclusivity, peace and tranquillity. Such guests are more likely to spend more money per head on luxurious accommodation than families and groups, where budgets often take priority.

3.1.0 Longer stays will be achieved by choosing spacious units, providing luxurious facilities and tapping into the beautiful views of the Sussex countryside from the project site. This will appeal to those who want the peaceful rural 'escape to the country' experience, romantic couples and those who just want to treat themselves. The bedrooms will be large enough to enable the beds to be either joined together or separated to make the units appealing to guests who come as couples, friends, or colleagues. These units will also be attractive to pensioners, who also have the advantage of more spare time to take longer holidays due to retirement, and who often prefer to go on holiday out of season.

3.1.1 Guests are less likely to develop 'cabin fever' if they have more space to comfortably move around in. This is particularly relevant during the winter months and wet weather periods when they can still admire the view through French doors from the comfort of an armchair.

3.1.2 Guests with dogs and those with mobility issues would also be attracted by spacious units as they will need extra room to access and move around the unit. Allowing at least one unit to be dog friendly opens up the market to a wider audience, particular since dog friendly accommodation is limited across the country. Permitting one large dog, or two small dogs in a unit will also encourage dog owners to stay longer. The cost of putting a dog in a kennel for a long weekend is greater than taking their dog on holiday for a week. It is also more enjoyable for them to take their dog with them, which will make Chase Farm accommodation more attractive to such guests.

3.1.3 Chase Farm is already in a Mid-Tier Stewardship Scheme, which enables guests to benefit from the local wildlife protection this government programme promotes.

3.1.4 The units will be located by fields of low impact permanent grasslands, which promotes wildflower species, as well as food and shelter for birds and invertebrates. Not only does the Mid-tier Stewardship Scheme provide environmental benefits, but it will make the landscape look attractive to guests and enable them to wildlife spot from their units.

3.1.5 The units will be environmentally sustainable as they will be built in the UK, reducing airmiles on construction compared to other manufacturers. Each unit will be fitted with low energy LED lighting and be fully insulated for all year use to reduce and manage heating needs. The heating system will be operational inside the unit, as well as remotely by

management, e.g. being able to turn down the heating remotely once guests have departed. The project will use environmentally friendly cleaning products as well as energy efficient white goods. The wastewater will be processed by a central water treatment system, so that the clean treated water is safely discharged into a nearby ditch. The centralised system will improve water treatment efficiency and reduce the need for commercial journeys to empty one large tank compared to having individual tanks.

3.1.6 There is a shortage in the Horsham area, and South East in general, for luxury all-season accommodation. According to the 'Horsham District Hotel & Visitor Accommodation Study' there is growing demand for self-catering accommodation units for people attending events in the area (e.g. weddings) and extending corporate stays into holidays. This is also increasing demand amongst walkers and those visiting friends and relatives. With the recent reduction in B&B facilities in the local area due to owner retirement, there is an increasing need to fill this gap and to meet the accommodation demand.

Flood Risk 4.0.0

4.0.1 The site is within a flood zone (1) which states that the site will have a one in one thousand chance or probability of river or sea flooding. The regulations advise that a flood risk assessment is not required for a Zone 1 designation.

Flood Zone Definition Zone 1 Low Probability Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3).

Zone 2 Medium Probability Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)

Zone 3a High Probability

Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)

Zone 3b The Functional Floodplain

This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

National Planning Policy Framework 2024 5.0.0

5.0.1 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

5.0.2 International and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet

their own needs. The UK Sustainable Development Strategy Securing the Future set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

5.0.3 There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality-built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

5.0.4 These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.

5.0.5 Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure; and
- widening the choice of high quality homes.

5.0.6 At the heart of the National Planning Policy Framework 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 plan-making this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless: – any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or – specific policies in this Framework indicate development should be restricted.

For decision-taking this means:

- 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 permission unless: – any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or – specific policies in this Framework indicate development should be restricted.

5.0.7 Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

Building a strong, competitive economy

5.0.8 The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.

5.0.9 The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system.

5.1.0 To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

5.1.1 Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:

- set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth;
- set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;

- support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;
- plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;
- identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and
- facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.

5.1.2 Planning policies should avoid the long-term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

Supporting a prosperous rural economy

5.1.3 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; and
- 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.

Requiring good design

5.1.4 The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated

objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

5.1.5 Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Previously developed land, Greenbelt and Greybelt

5.1.6 Since the election a new designation has come into force called Greybelt and previously developed land.

5.1.7 In the context of planning, Annex 2 of the National Planning Policy Framework (NPPF, published December 2023) defines previously developed land (PDL) as 'land which is or was occupied by a permanent structure, including the curtilage of the development land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure'.

5.1.8 LEED defines “previously developed land” as any land that has been “altered by paving, construction, and/or land use that would typically have required regulatory permitting to have been initiated.” Whilst the site is an agricultural business the concrete yard would require planning permission and as such therefore must be considered previously developed land.

5.1.9 The NPPF states that planning policies and decisions should promote the “effective use of land”, making “as much use as possible of previously developed or ‘brownfield’ land. It goes on to instruct local planning authorities to give “substantial weight to the value of using suitable brownfield land or previously developed land”.

5.2.0 An example that gardens were not considered previously developed land has altered. The recent High Court decision (**Dartford Borough Council v Secretary of State for Communities & Local Government**) has held that the definition of ‘previously developed land’ (also known as brownfield land) within Annex 2 of the Government’s National Planning Policy Framework (NPPF) excludes

residential gardens in “*built-up*” areas only, but not those residential gardens elsewhere. The Deputy High Court Judge held that where the wording within the NPPF’s definition sets out a clear exemption to the normal definition of previously developed land, which it states includes “*land in built-up areas such as private residential gardens*”. As such, the Court’s judgement is that the previous commonly held view that **all** gardens should be excluded from the definition of previously developed/brownfield land, and a presumption in favour of development, is incorrect.

Horsham District Planning Framework 6.0.0

The Community Strategy Vision is as follows:

“A dynamic district where people care and where individuals from all backgrounds can get involved in their communities and share the benefits of a district that enjoys a high quality of life.”

6.0.1 In conformity with the NPPF, the Plan identifies six priority themes for the Council, which are:

1. Economic Development: Plan for a successful local economy with high levels of employment.
2. Efficiency and Taxation: Delivering excellent value and high performance.
3. Arts, Heritage and Leisure: Build an arts, leisure and culture reputation that also supports our economy.
4. Living, Working Communities: Working together to support the life of local communities.
5. Environment: A better environment for today and tomorrow.
6. Safer and Healthier: Improving health and wellbeing.

6.0.2 Horsham District is a very appealing place to live, work and visit. The towns and villages in the District are very attractive, with many historic buildings. The character of the settlements varies across the District, and each has a unique identity, with different sizes, building types and relationship with the surrounding landscape. There are a range of building materials seen across the District from tile hanging and flint as well as the particularly distinctive Horsham Stone which is used as a roofing material in a number of towns and villages in the District.

6.0.3 The high-quality nature of the district is backed up by a number of surveys which have repeatedly identified Horsham District as a desirable place to live and work. This needs to be maintained and enhanced in the future. The vision for the Horsham District Planning Framework is therefore:

“A dynamic district where people care and where individuals from all backgrounds can get involved in their communities and share the benefits of a district that enjoys a high quality of life.”

Rural Areas

6.0.4 The district has retained its remote but not isolated, rural identity and villages their separate, distinctive and varied characters which have been able to accommodate appropriate development for local people and to support the community.

Policy 1 Strategic Policy: Sustainable Development

6.0.5 When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

6.0.6 Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

6.0.7 Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission, unless material considerations indicate otherwise – taking into account whether:

6.0.8 Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

6.0.9 Specific policies in that Framework indicate that development should be restricted.

6.1.0 There is a need to build a strong, resilient and diverse economy. The following issues have been identified that will be addressed through the policies in this document:

6.1.1 There is a lack of employment land in the district and much of the business accommodation stock does not meet the requirements of existing businesses or attract new businesses.

6.1.2 Freehold and leasehold employment land in the district is scarce and much of the business accommodation stock is low grade and does not meet the requirements of existing businesses or attract new businesses.

There is a shortage of business floorspace in terms of both the types and sizes needed.

Office stock is outdated and is unsuitable for modern business needs.

There is a need to provide suitable high-quality space for business that wish to move into the district.

6.1.3 There need to be opportunities for existing businesses to grow expand and change to meet modern business demands (e.g. design of industrial estates and offices).

6.1.4 Opportunities for small and medium businesses and business start-ups need to be provided in settlements across the district.

6.1.5 There is a need to ensure that communications and technologies in the district (e.g. high-speed broadband) are present in order to meet business demands.

6.1.6 There is a need to ensure that Horsham District contributes to the role of the Gatwick Diamond. This includes providing support for development and training opportunities.

6.1.7 There is an on-going need to enhance the rural economy. This includes enabling diversification of rural employment space and maximising visitor spending through tourism across the district.

6.1.8 Horsham has an ageing population and house prices are high making it difficult to retain young people in the district and for businesses to attract skilled employees.

6.1.9 Social changes such as the internet and out of town shopping, have the potential to change the role of town and village centres.

6.2.0 The most common business sector in the district is business and professional services, but the rural economy, including agriculture and tourism is also important in some parts of the District. Many of the businesses in Horsham district are small in size with most businesses employing between 1 and 4 employees, many of these based in the home. Larger employers are also present but few businesses in the District employ more than 250 people.

6.2.1 There are also a number of high-tech firms operating in the district, and a number of settlements have industrial estates. There is also a need to ensure that support is provided for business start-ups. In addition, it has been recognised that communications, including good internet connections, are vital to the health of businesses operating in the district.

Rural Economic Development - Policy 10

6.2.2 Horsham district has a diverse urban and rural economy. It is predominantly rural in character with the main market town of Horsham set within rural surroundings supported by a network of settlements and small villages located throughout the district.

6.2.3 In addition to the contribution that Horsham district makes to the Gatwick Diamond, it is important to recognise that the rural character of the district means that the wider rural economy is also important. This includes the economies of smaller villages and towns, agricultural and other land-based businesses as well as tourism and leisure developments.

6.2.4 Over half of the Small Medium Enterprise's (SME's) in the UK are home based and in our district, many of these businesses are in rural areas providing the only employment in villages and hamlets. We need to retain this valued employment by affording these businesses the opportunity to expand in the vicinity of their home.

6.2.5 Maintaining the rural economy through appropriate development will be considered positively where it can be shown to support the meeting of rural community needs, and enabling the rural towns and villages in the district to remain self-sufficient and economically vibrant.

6.2.6 There is an ongoing need to maintain enhance the rural economy. This includes diversification of rural employment space and maximising visit spending through tourism across the district. The diversification of the use of farm buildings for communities and rural businesses will play a role in allowing local economies to continue to grow and expand and change to meet modern demands. This diversification allows for the positive reuse of buildings along with the sustainable use of resources which has less impact on the rural landscape.

6.2.7 The need for and benefits arising from visibility of business premises to provide essential profile for commercial viability and economic importance is recognised by the Council. Therefore, in

some cases, it may be considered appropriate to take these needs into account in the determination of a Planning Application.

6.2.8 Neighbourhood Planning will also play a central role in identifying and promoting sustainable economic growth at the local level.

Policy 10 Rural Economic Development

6.2.9 Sustainable rural economic development and enterprise within the district will be encouraged in order to generate local employment opportunities and economic, social and environmental benefits for local communities.

6.3.0 In the countryside, development which maintains the quality and character of the area, whilst sustaining its varied and productive social and economic activity will be supported in principle. Any development should be appropriate to the countryside location and must:

1. Contribute to the diverse and sustainable farming enterprises within the district or, in the case of other countryside-based enterprises and activities, contribute to the wider rural economy and/or promote recreation in, and the enjoyment of, the countryside; and either

- a. Be contained wherever possible within suitably located buildings which are appropriate for conversion or, in the case of an established rural industrial estate, within the existing boundaries of the estate; or

- b. Result in substantial environmental improvement and reduce the impact on the countryside particularly if there are exceptional cases where new or replacement buildings are involved. New buildings or development in the rural area will be acceptable provided that it supports sustainable economic growth towards balanced living and working communities and criteria a) has been considered first.

2. Demonstrate that car parking requirements can be accommodated satisfactorily within the immediate surrounds of the buildings, or an alternative, logical solution is proposed. Proposals for the conversion of rural buildings to business and commercial uses will be considered favourably over residential in the first instance.

6.3.1 This project will encourage active tourism in the local area, whilst also retaining a low impact on the environment and neighbours. There are several public footpaths and bridleways to adjacent woodlands and the countryside beyond. These also join up to the more substantial Downs Link and South Downs Way. Chase Farm's location and facilities will be particularly attractive to walkers and dog owning guests. This will open up the market as there is limited pet friendly accommodation nationally. For guests who wish to holiday with more dogs, they can book them in to the dog day/night care over the road from Chase Farm. There are other local sporting facilities within a few miles of Chase Farm. These including water sports at Southwater Country Park, and fishing at Sumner's Ponds, bicycle hire at Southwater Cycles. Within half an hour from Chase Farm is the Sussex Yacht Club, Slinfold and Mannings Heath Golf Clubs and Hurtwood Park Polo Club as well as Go Ape! in Tilgate Park and paintballing in Holmbush.

6.3.2 There are other complementary local tourist attractions such as the rewilding project and wildlife safaris at Knepp Castle, wine tasting at Nytimber Winery and Michelin Star

dining at Leonardslee Gardens, plus the seaside and the South Downs National Park are only 25 minutes' drive away. There are plenty of cultural and historic sites including Horsham Museum, Christ's Hospital School Theatre, Horsham Art's Centre, Nymans Gardens, Warnham Nature Reserve and RSPB Pulborough Brooks Nature Reserve within 10 miles from Chase Farm. There are plenty of National Trust and English Heritage sites as well as private gardens (e.g. the National Garden Scheme) within easy distance from Chase Farm. There are numerous annual events in the area such as various dog, gardening and agricultural shows at the South of England Showground, equine events at Hickstead, and Tough Mudder in Holmbush. Slightly further afield within 25 miles are Arundel Castle, Petworth House, Bignor Roman Villa, Brighton Pavilion and the Bluebell Railway.

6.3.3 There are various food and drink festivals in the local market town of Horsham throughout the year, two weekly food markets every Thursday and Saturday. West Dean College hosts three separate fiestas celebrating chillies, tomatoes and apples, whilst the South of England Showground holds four seasonal shows to name but a few. There are numerous gastro pubs and 3 Michelin Star restaurants within 8 miles of Chase Farm. There are also many excellent independent and national restaurants in and around Horsham area, providing a variety of different cuisines. Furthermore, there are nearby sporting events such as horse racing and the Festival of Speed at Goodwood and Eastbourne International Tennis Tournament. The project will also appeal to international guests. Gatwick airport is only a half hour drive, London is an hour by direct train from either Horsham and Christ's Hospital stations, and Portsmouth ferry terminal is only 75 minutes away.

Tourism and Cultural Facilities - Policy 11

6.3.4 Tourism is a source of local employment, and around 5% of those employed in the district work in this sector. Although it is a small proportion of total, local employment this is higher than the south east and national average. A recent Economic Impact of Tourism report identifies a total of 2237 tourism-based jobs with the annual visitor spend of £177,263,000 (2012).

6.3.5 The District has a rich and diverse offer of cultural and leisure activities. The Council has invested in and residents' benefit from good quality cultural assets. Horsham town is the focus for cultural facilities such as the Capitol Theatre and museum. There are also main town centre leisure activities such as cinema, bowling, main sports facilities and hotels. The rural area has facilities such as Southwater Country Park and the Downs Link, a strategic recreation route that passes across the District from the Surrey Hills to the coast. The South Downs National Park adjoins many of the settlements in the south of the district which have the potential to benefit from the visitor economy in this area.

6.3.6 The promotion of tourism often provides the means of conserving the heritage and enriching the quality of life. There are opportunities to improve the tourism 'product' of the district through appropriate management and promotional initiatives; equally it will be important to encourage the retention of existing facilities and new development which meets the objective of facilitating sustainable tourism and economic growth within the district.

6.3.7 In the rural areas we will support initiatives which seek to develop the tourism opportunities associated with rural diversification, including recreation-based farm diversification, provided that they are of a scale and type appropriate to their location.

6.3.8 Measures which promote tourism and enhance local cultural facilities, including recreation based rural diversification, will be encouraged. Any development should be of a scale and type appropriate to the location and should increase the range, or improve the quality of accommodation, attraction or experiences for tourists, day visitors, business visitors, and residents in the District. Support will particularly be given to proposals which:

1. Reinforce the local distinctiveness and improve existing facilities;
2. Focuses major tourism and cultural facilities in Horsham town centre;
3. Seek to ensure that facilities are available within the towns and villages in the district and are in keeping with their relationship with the urban area and countryside around them especially in and around the High Weald AONB and the South Downs National Park;
4. Develop the opportunities associated with rural diversification and rural development initiatives, particularly where they assist farm diversification projects, benefit the local economy, or enable the retention of buildings contributing to the character of the countryside; and
5. Do not result in the loss of a cultural resource.

Policy 26 Strategic Policy: Countryside Protection

6.3.9 Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria:

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

6.4.0 In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including;

1. The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;
2. The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and
3. The landform of the area.

Farm Diversification and UK Agriculture 7.0.0

7.0.1 In 2007/08, there were 57,100 farms in England of a size considered sufficient to occupy a farmer for at least half-time. Although this represents only half of the total number of farms in England, they accounted for 91% of land area farmed and 96% of agricultural production. A summary of findings for these 57,100 farms is presented below:

- 51% had diversified activity in 2007/08;
- total income from diversification was £400 million, 8% lower than in 2006/07; diversified enterprises generated 15% of the total income of farm businesses in 2007/08;
- for 22% of farms which had diversified activity, the income from their diversified enterprise exceeded the income from the remainder of the farm business in 2007/08;
- the dominant type of diversified enterprise was letting out buildings for non-farming use; 36% of farms did this, and letting out buildings generated 68% of total diversified income and 47% of total diversified output;
- about 7% of diversifying farms discontinued their diversified enterprises in 2007/08 and another 10% started diversifying for the first time;
- there were some significant regional variations; 75% of farms in the South East had diversified enterprises compared with 45% of farms in the West Midlands.

Defra defines diversification as

“the entrepreneurial use of farm resources for a non-agricultural purpose for commercial gain”.

7.0.2 This definition includes non-agricultural contracting and the letting of buildings. It excludes the letting of land for agricultural or non-agricultural end-purpose (land let for non-agricultural activity is not diversification as it is not the farmer who is undertaking the activity), agricultural contracting and the hiring of other assets for an agricultural or non-agricultural end-purpose.

Conclusion 8.0.0

8.0.1 Farming businesses operate under small margins and are dependant on external market forces especially when you consider the future prospect of farming on a world price level rather than as part of the European Union where agricultural is fundamentally subsidised.

8.0.2 The shift in agricultural will mean farming will change dramatically, the need for diversification and utilising farm assets in different ways to generate new income streams will be paramount to the viability of holdings. Agricultural has historically been the cornerstone of the rural economy facilitating inward investment into vets, pubs, restaurants, feed merchants, vehicle dealerships, fertilizer and chemical companies.

8.0.3 With the onset of Covid-19 and the travel restrictions associated with the virus people are looking to spend holidays in the United Kingdom and this market will expand as people travel to visit friend, family or go to new areas for long weekends. The proposed glamping at Chase farm will benefit the other tourist attractions in the area.

8.0.4 The proposed development is supported at a National and District level in terms of planning. In addition, small businesses of this nature will help kick start the national economy albeit in a small way but will contribute to the overall recovery of the British economy.