



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0838

Cattlestone Farm, Harbolets Road, West Chiltington, Pulborough, West Sussex, RH20 2LG

DESCRIPTION:

Change of use of land to a seasonal campsite, comprising 30 pitches and associated facility blocks and covered seating area (Retrospective).

RELEVANT PLANNING HISTORY:

DC/21/0982	Application to confirm the continuous occupation of Orchard Barn for use as a dwellinghouse (Class C3) together with incidental curtilage, and for the completion of two single-storey extensions (Lawful Development Certificate - Existing).	Application 26.07.2021	Permitted	on
DC/21/2068	Demolition of fire damaged farmhouse shell and erection of dwelling rebuilt exactly to match existing.	Application 06.04.2022	Permitted	on
DC/22/0141	Change of use of land to allow for the siting of 2no. shepherd's huts to be used as holiday lets and associated ecological enhancements.	Application 22.04.2022	Refused	on
DC/22/1915	Change of use of land to allow for the siting of 2no. shepherds huts to be used as holiday lets, associated ecological enhancements, and creation of new ponds.	Application 26.05.2023	Permitted	on
NC/23/0015	A number of pitch your own (touring) tent pitches	No objection to Consultation on 24.04.2023		
DC/23/2021	Demolition of existing dwelling and associated outbuildings and erection of a two storey dwelling.	Application 15.11.2024	Permitted	on
DC/25/0072	Prior Notification for the installation of solar equipment on 3no. non-domestic premises.	Prior Approval Not Required on 14.03.2025		
DISC/25/0114	Approval of details reserved by conditions 3, 5 and 6 to approved application DC/22/1915.	Application 17.06.2025	Permitted	on
DC/26/0050	Removal of Conditions 4 and 8 of previously approved application DC/23/2021 (Demolition of existing dwelling and associated outbuildings and erection of a two storey dwelling) Relating to water neutrality.	Application 19.02.2026	Permitted	on
DISC/26/0058	Application for Approval of Details Reserved by Conditions 5, 6, 7, 12 and 13 to approved application DC/23/2021	Application 13.04.2026	Permitted	on

DESCRIPTION OF THE SITE

The site forms part of Cattlestone Farm, which lies to the south of Harbolets Road. Cattlestone Farm is a holding of circa 23 hectares, and the land is currently used for arable farming and the grazing of cattle and sheep. The application site is bounded by agricultural fields to the north and east which are owned and used by the applicant. The site is accessed directly off Harbolets Road via a private access track. The wider area is characterised by farmland, equestrian facilities, vineyards and small-scale commercial businesses. West Chiltington lies approximately 1.5km to the south which can be accessed via a network of footpaths. The site is located within Flood Zone 1.

DESCRIPTION OF THE APPLICATION

The application seeks to regularise the change of use of the site to a seasonal campsite. The proposal is retrospective. The site comprises 30 pitches and associated facility blocks and covered seating area. The seasonal campsite operates between the months of May to October inclusive. Outside of the camping season, the field will continue to be farmed with the rest of the holding under an agricultural use.

The camping field has no electrical hook up, with the open field plots measuring 10m x 10m with a 3.5m buffer provided between each pitch. There are 4no. WCs and 4no. shower huts and a washing up station. Each hut measures 1.5m x 2.5m and constructed with a simple timber frame and corrugate sheet roofing to the walls and ceiling. The covered outdoor seating area measures 12m x 12m and positioned in the corner of the field near the farmyard. The additional washroom facility is a moveable shepherds hut constructed with a timber frame and corrugated sheet roof.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 11 - Tourism and Cultural Facilities
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

West Chiltington Neighbourhood Plan (2023 to 2031):

Policy H3: Quality of Design
Policy EH1: Green Infrastructure and Ecosystem Services
Policy EH2: Flooding, Drainage and New Development
Policy EH3: Protection of Trees and Hedgerows
Policy EH9: Agricultural Land
Policy GA1: Connection to Sustainable Transport
Policy GA2: Footpaths, Bridleways and Cycle Path Networks
Policy EE5: Recreational and Tourism activities

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding

Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation
Policy 31: Rural Economic Development
Strategic Policy 34: Tourism Facilities and Visitor Accommodation

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:

Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

HDC Drainage Engineer: More Information

Whilst HDC Drainage share no concerns regarding the management of surface water or flood risk as a result of the 'proposed'/retrospective development, the applicant has provided insufficient information regarding the existing Package Treatment Plant and the 'proposed' Foul Drainage Strategy. As such, HDC Drainage request more information, which is to be reviewed by HDC Environmental Health for their approval. It is expected that this request for information can be conditioned. The applicant will need to demonstrate the existing Package Treatment Plant is adequate and can cope with the anticipated higher volumes of foul flow to this unit as a result of the development.

HDC Drainage Engineer: Comment

The Foul Strategy must cater to the expected number of people when the site is at capacity, or otherwise, the applicant must provide assurances regarding the expected output from the shower units / toilets during peak season.

The applicant must provide an updated Foul Drainage Strategy, accommodating the expected volume of foul waste from all guests, when the site is at full capacity.

HDC Environmental Health: More Information

The planning statement submitted does not give sufficient information on the foul drainage waste. More information is required on the size of the plant, where it is located and where the treated effluent will be discharged to, including the location of the ditch and the direction of flow to a river.

HDC Environmental Health: Comment

Having reviewed the foul drainage management plan, I am satisfied with the level of detail provided.

Ecology Consultant: No ecological objection subject to attached conditions

The campsite has been in operation for the past five years and there will be no additional impacts to the habitats on site. Therefore, we agree no surveys for bats are required.

The site lies approximately 7.8km east of The Mens Special Area of Conservation (SAC) and is therefore within the 12km Wider Conservation Area for the SAC (Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol).

We understand from the submitted documents that the site comprises other neutral grassland and urban (welfare facilities and seating area).

Therefore, there will be no severance to the flight lines of foraging or commuting bats from the SAC and habitat connectivity within the site will be maintained.

We therefore believe there will be no Adverse Effect on Integrity of the bat SAC.

We are satisfied that there is sufficient ecological information available to support determination of this application.

WSCC Highways: Comment

The site is served by an existing vehicle access point on Harbolets Road, with a private access track linking the maintained highway to the application site. From the inspection of local mapping, there are no apparent visibility concerns with the existing point of access on Harbolets Road.

The site has been in operation for a number of years now. I have reviewed five-year collision data provided to WSCC by Sussex Police, which revealed no recorded collisions within the vicinity of the site access. Therefore, there is no evidence to suggest the existing access has been operating unsafely during this time.

An informal car parking area is available for use on-site, and this appears sufficient to serve the needs of the site. On-site turning appears achievable, allowing vehicles to exit the site in a forward gear.

The rural site location does lend itself to a likely reliance on the private car for visitors arriving to the campsite. However, I do acknowledge that the site is well connected by the Public Right of Way network, which provides viable walking routes to the surrounding villages. Cycling remains a viable option for confident cyclists.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

WSCC Fire and Rescue: Comment

The nearest fire hydrant for the supply of water for firefighting is 390m away from the entrance to the field and a further 130m to the furthest camping plot, a total of 520m away, 430m further than the 175-metre distance generally required for sleeping accommodation. If an alternative water supply for firefighting is to be considered it will need to conform with the details identified in Approved Document-B (AD-B) Volume 1:B5 section 14 and agreed with West Sussex Fire & Rescue Service.

For your information a fire appliance will not drive across unmade up land i.e., grass, any driveway will need to be capable of supporting 18-Tonne axial weight of the fire appliance. From the plan submitted the fire appliance will attend from the entrance to the field and attempt to reach the fire location from this position to extinguish the fire and help prevent it spreading to other areas. As this is a camp site the information provided is for information only, information you might want to make your insurance company aware of, as it may affect your premiums, and information that should be included in the fire risk assessment for the site.

It is also unclear if the access route to the camp site is suitable for a fire appliance to gain access to attend any fire incidents that may occur. A Fire appliance requires a minimum width of 3.1m through any gateway or narrowing, 3.7m width between road edge or curb, capable of supporting 18-Tonne axial weight of the vehicle and a suitable turning facility to enable them to turn and make an exit. From our mapping it would appear the access road width is less than 3.1m in parts, that could prevent the fire appliance reaching the site.

PUBLIC CONSULTATIONS:

Representations:

None received.

Parish Comments:

West Chiltington Parish Council: No Comment

Member Comments:

None received.

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

Policy 11 of the Horsham District Planning Framework (HDPF) states that measures which promote 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: reinforce the local distinctiveness and improve existing facilities; focuses major tourism and cultural facilities in Horsham town centre; 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; 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 do not result in the loss of a cultural resource.

Policy 10 of the HDPF states that 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;

Policy 26 of the HDPF states that 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: support the needs of agriculture or forestry; enable the extraction of minerals or the disposal of waste; provide for quiet informal recreational use; or enable the sustainable development of rural areas. 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.

The Horsham District Hotel and Visitor Accommodation Study dated July 2016 identifies development opportunities in the rural parts of the District, including camping sites, and more accommodation in settlements in Horsham District that are outside the South Downs National Park but close to the South Downs in terms of, among other things, camp sites, subject to this supporting the aims and aspirations of the South Downs National Park Authority.

The Hotel and Visitor Accommodation Study shows a strong and growing market for hotel and visitor accommodation across Horsham District, with insufficient provision of all forms of visitor accommodation to meet weekend and summer demand across the District. Additional hotel and visitor accommodation provision is needed to fully capitalise on the potential for staying tourism growth, especially in terms of short break demand.

The Applicant seeks to provide a quiet rural experience, where guests can connect with nature and livestock in the vicinity of the site. The Planning Statement states that the campsite has been running under an exemption certificate for the past five years and seeks planning permission for 30 pitches and associated facility blocks and covered seating area. The application seeks change of use of land to a seasonal campsite, with the remainder of the field to be retained as a farm. The seasonal permission allows the campsite to operate for longer periods than currently permitted under permitted development rights and removes the need to obtain an annual exemption certificate. It is also noted that the structures on site are temporary in nature, being positioned above ground without foundations, so can be removed from the site, should the use cease.

The site is located outside of any built up area settlements, within the rural countryside. However, the location benefits from a wide public footpath network which leads towards settlements and other businesses, including pubs, shops, and attractions. It is considered that the increased availability of tourist accommodation within the local area would support greater visitor spending at nearby businesses and attractions, which are accessible via the extensive public rights of way network. Public footpath WEC-2359 runs directly across Cattlestone Farm, linking to footpath WEC-2356 which runs directly to the built settlement of West Chiltington. With a defined settlement accessible by the public footpath network, it is considered that the site would be a sustainable location for tourist accommodation and would have benefits to the wider rural economy.

Tourism is a corporate priority and growth of the visitor economy features in the economic strategy. The proposed development would accommodate 30 pitches for tents and caravans, with no electrical hook up, to create a peaceful environment within a wildflower meadow. The development would cater for camping within the rural area, which is located in relatively close proximity to the South Downs National Park and would provide additional weekend and short break accommodation in the District. Furthermore, the livestock on the farm provides an additional draw to the site and contributes to the rural character. The proposal represents rural tourism and would contribute to the wider rural economy and outdoor recreation, and this would result in economic and public benefits that are of weight in the planning balance.

The proposal would increase the range of accommodation, attraction, and experience within the District, and would meet an identified tourist accommodation demand within the District. The proposed development is considered to be of a scale and type that would be appropriate to the location and would result in public and economic benefits to the rural economy and wider District. For these reasons, the proposed development is considered acceptable in principle in accordance with Policies 10, 11 and 26 of the HDPF, subject to all other material considerations.

Design and Appearance:

Policy 25 of the HDPF states that the natural environment and landscape character of the District, including landscape, landform and development pattern, together with protected landscapes, will be protected against inappropriate development. Proposals should protect, conserve and enhance the landscape character, taking into account areas identified as being of landscape importance. In addition, Policies 32 and 33 of the HDPF promote development that is of a high quality design, which is based

upon a clear understanding of the local, physical, social, economic, environmental, and policy context. Development will be expected to provide an attractive, functional, and accessible environment that complements locally distinctive characters and heritage of the District. Development should contribute to a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit. Development should ensure that the scale, massing and appearance of the development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site.

The application is retrospective, with the use already operating under an exemption certificate for the past five years. The camping field has no electrical hook ups installed and is an open field with wooden stakes used to mark out each individual plot. The plots measure 10m x 10m with a 3.5m buffer provided in between each pitch. The plots are marked out by areas of wildflower which are left to grow and provide a natural environment for camping, in keeping with the appearance of the existing landscape as much as possible. Along the southern boundary of the camping field, there are 4no. WCs, 4no. shower huts and a washing up station. Each hut measures 1.5m x 2.5m and are constructed with a simple timber frame and corrugate sheet roof to the walls and ceiling. It is considered that these structures have a rustic, agricultural appearance, using materials that would likely be found on site due to the working farmyard. The rustic appearance of the structures, and the campsite sitting above a wildflower meadow, contribute to the site having a peaceful rustic character that appears rural in character.

Furthermore, the covered outdoor seating area and additional facilities building are located in the corner of the field to not affect the ability to farm the surrounding land. These appear as a modest farm building, similar to those in the adjacent farmyard, and do not appear out of place in the landscape. The covered seating area measures 12m x 12m and provides sheltered seating and kitchenette for guests. It has a simple design, using a neutral palette of materials, consisting of timber frame with corrugated roof. The sloped flat roof reaches 2.7m in height at the front and 2.1m at the rear, and the structure does not require foundations. It is a multi-functional space, as outside of camping season, it can be used for farm storage. The additional washroom facility takes the form of moveable shepherds' hut constructed with timber frame and corrugated sheet roof. This structure is fully mobile, sitting above ground on a wheeled base, and connected to the existing package treatment plant. It is considered that design and setting of these structures contribute to a rural character on site and are of a modest size to not appear as dominant within the landscape setting.

The proposed development is considered to be of a modest scale, which while resulting in additional built form within the informal setting, is not considered to result in demonstrable harm to the landscape character and ambience of the countryside location. Given the enclosed nature of the site, it is not considered that the proposed development would result in significant adverse harm to the landscape character, key features, visual amenity, and ambience of the countryside location. The proposal is therefore considered to accord with Policies 25, 32 and 33 of the HDPF.

Residential Amenity:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contributes a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

The camping field is located more than 240m from the nearest residential property, with the facilities building and covered seating area situated over 480m away. It is noted that the campsite has operated successfully over the past five years, under the temporary campsite notice, without any reported noise complaints. The planning statement states that the site campsite operates in accordance with a management plan, which sets out rules that all guests must adhere to. These include a prohibition of amplified music and designated quiet hours between 10:30pm-7am. It is considered, given the spatial context, and the modest scale of the facilities, that the proposal would not result in any overlooking or loss of privacy to any nearby residential properties. The proposed development would increase the level of activity within the countryside location; however, the site is well-enclosed and sufficiently screened with vegetation to ensure that the increased activity would not result in a significant intensification or demonstrable adverse impact that justifies a reason for refusal. Therefore, while the

proposal has the potential to increase activity, noise and disturbance within the countryside location, the proposed development is considered to be modest in scale, with the distance from the neighbouring properties and the enclosed nature of the site considered to limit potential conflict. For these reasons, it is considered that the proposal would not result in significant adverse harm to the amenities, in accordance with policies 32 and 33 of the HDPF.

Highways Impacts:

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

The proposal would utilise the existing access and entrance gate. This will be used by guests to reach their pitches, with an informal parking area provided at the front of the camping field allowing the land to be easily reinstated to agricultural use once the camping season has ended. Due to the scale of the proposal, it is not envisaged that there would be a significant difference to the number of vehicles accessing the site, as the site is also a working farm. The planning statement states that visitors to the campsite will be encouraged to use the public right of way network where possible, through the provision of local PROW maps to reduce vehicle trips to and from the site.

WSCC Highways confirmed that the existing vehicle access point has no apparent visibility concerns with access onto Harbolets Road. The site has been operating for a number of years with no evidence to suggest the existing access has been operating unsafely during this time. Informal car parking area is available for use on site, and this is sufficient to serve the needs of the site. While the rural location is acknowledged, the public right of way network provides viable walking routes to surrounding villages and cycling is a viable option. No unacceptable impacts on highway safety or 'severe' cumulative impacts would result from the proposal.

Ecology:

Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.

The applicant submitted a Preliminary Ecological Appraisal which confirmed that the application site comprises other neutral grassland, together with existing moveable welfare facilities and a modest seating area associated with the current seasonal use, with no priority habitats present within the application site. The landowner confirmed that skylarks are breeding within the adjacent field, indicating suitable habitat in the wider area, but no active nests were recorded on site during the survey. The PEA notes that a precautionary measure, the grassland should be checked for active skylark nests prior to mowing during the breeding season (March-September inclusive). The proposal would not result in the loss or permanent degradation of habitats, and the ecological baseline of the site will remain unchanged. No external lighting is proposed as part of the application and has not been installed. Ecology confirmed that they were satisfied with the submitted information, and that due to the campsite being in operation for the past five years and no additional impacts to the habitats on site, that no surveys for bats are required. Ecology confirmed no objection to the proposed development. It is therefore considered that the proposal would not result in any significant ecological impacts.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst

these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Drainage:

Following initial comments from HDC Drainage requesting further details regarding the existing foul drainage infrastructure, the Applicant submitted a comprehensive Foul Drainage Maintenance and Management Plan on June 24, 2026. The plan clarifies that foul sewage from the campsite facilities will discharge into the existing Conder ASP 6-25PE package treatment plant currently on site.

While HDC Drainage initially noted that this unit is manufactured to cater to a maximum population equivalent of 25 people, and campsite numbers may fluctuate above 30 guests at peak capacity during the seasonal period, the applicant's management plan outlines a rigorous bi-weekly monitoring, maintenance, and servicing regime to ensure operational efficiency. Furthermore, the document highlights that the treatment plant has successfully served the site for over five years without any operational failures or pollution incidents under these seasonal variations. The updated strategy and management plan were formally reviewed by HDC Environmental Health.

On June 29, 2026, the Environmental Health Officer confirmed they are fully satisfied with the level of management detail and operational safeguards provided. Because the foul drainage strategy has been robustly detailed and formally approved by Environmental Health prior to determination, it is considered that the proposed infrastructure is acceptable for this seasonal use. No further post-decision conditions requiring an updated drainage strategy or replacement system are required.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool and must demonstrate how the habitats will be

managed and maintained for 30 years, starting from the date the development is completed. Off-site gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The application is retrospective made under Section 73(A) of the Town and Country Planning Act.

Conclusions:

The proposed development would increase the range of accommodation, attraction, and experience within the District, and would meet an identified tourist accommodation demand within the District. The proposed development is considered to be of a scale and type that would be appropriate to the location and would result in public and economic benefits to the rural economy and wider District. For these reasons, the proposed development is considered acceptable in principle, subject to all other material considerations.

While the proposal has the potential to increase activity, noise and disturbance within the countryside location, the proposed development is considered to be modest in scale, with the distance from the neighbouring properties and the enclosed nature of the site considered to limit potential conflict.

For these reasons, the proposed development is considered to accord with all relevant local and national planning policies.

Recommendation: Application Permitted

Conditions:

- 2 **Regulatory Condition:** The permission hereby granted shall be limited to 30 pitches at any one time.

Reason: To maintain control over the development and to protect the appearance and character of the area in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 3 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal Technical Note (Abrehart Ecology Ltd., April 2026), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the precautionary measures for Skylark when mowing during the breeding season, which avoids impacts on protected species.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 4 **Regulatory Condition:** Within three months of the decision date, a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;

- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 5 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

POSITIVE AND PROACTIVE STATEMENT

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, in order to be able to, where possible, grant permission.

Plans list for: DC/26/0838

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Cattlestone Farm Camping Management Plan	NONE	14.05.2026
Block plan		NONE	14.05.2026
Supporting Statement	Preliminary Ecological Appraisal Technical Note	NONE	14.05.2026
Supporting Statement	Planning	NONE	14.05.2026
Elevation & Floor plan	Proposed outdoor shelter	CH-SH-003 REV B	14.05.2026
Elevation & Floor plan	Campsite shower	NONE	14.05.2026
Elevation & Floor plan	Campsite toilet	NONE	14.05.2026
Elevation & Floor plan	Toilet/shower block	CF-SH-004 REV A	14.05.2026
Supporting Statement	Biodiversity Net Gain Exemption	NONE	14.05.2026
Location plan		NONE	14.05.2026
Supporting Statement	Foul Drainage Management Plan	NONE	24.06.2026

DELEGATED

Case Officer sign/initial

Bethan Tinning

Date: 10.07.2026

Authorising Officer sign/initial RHERMITAGE

Date: 10.07.2026