

**Supplementary Report to the Planning Applications Committee**  
**on 9<sup>th</sup> August 2017**

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An additional letter has been received from Seaford Rugby Club, which provides further details of the sports and social activities including post-match socialising; functions including dinners, fund raising evening, beer festivals, live music & discos and live international rugby events; as well as third party hire by local residents, businesses and other sports clubs. Between June 2016 and June 2017 there were 36 separate events and in the previous year there were 43 separate events.

A letter has been received from Dixon Hurst, the Engineering Consultants who undertook the Flood Risk Assessment report for the application. Due to the report highlighting that there is insufficient information with respect to the Sustainable Urban Drainage System (SUDS) for the proposed development the Engineering Consultants have been instructed to undertake the detailed drainage design.

British Telecom has submitted a consultation response raising no objection.

The above additional representations do not raise any new planning matters that have not been addressed in the main report.

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Three additional letters of support received:

- Tourism is to be supported when done well and in a sympathetic way
- Can only help health & well being.
- The site is a considerable distance to any nearby homes, so cannot realistically be of any genuine disturbance
- If this campsite is to provide basic wash facilities, there is perfect sense for a modest new building.
- The local Pub is seeing good trade which is to be very welcomed.
- Proposal is very low impact
- Isn't a farm in the country that doesn't need to diversify
- Enjoy seeing the campers using the site

One additional letter concern:

- Urge Council to check whether the 28 day permitted rights have been exceeded
- Suggest absence of complaints may be due to vacant properties

- Proposed 6 month time frame will compound issues of noise and disturbance
- Will result in a reduction in farmland
- No. of persons should be limited to limit noise
- Sufficient refuse management needs to be in place
- Will impact rural environment
- Additional cars passing through Ashdown Forest may impact on nitrogen levels
- What measures are in place to prevent misadventures in the neighbouring lakes.
- Concerned about access arrangements.
- Will open floodgate to more permanent types of camping
- Toilet and shower facilities are inadequate
- How will toilet and shower waste be handled?

#### Comments from Highways:

This application seeks approval for the change of use from agricultural land to campsite during the summer months (Easter Bank Holiday - October). Further information has now been submitted including speed survey data and a plan showing visibility splays at the access. In addition it has also been confirmed that the land ownership extends to the nearby Public Right of Way (Footpath 13C) which provides an opportunity to avoid using Cinder Hill as the only pedestrian access to and from the site. Following the additional information submitted I have no objections to this application subject to highway conditions.

#### Response

These comments are made in relation to up to 40 camping pitches excluding caravans/motorhomes.

It is acknowledged that it is difficult to accurately predict the level of traffic likely to be generated by a camping use. The level of facilities available on site and the proximity of shops, pubs and leisure activities will have a bearing on the need to travel.

Although there are limited facilities on site and nearby (a pub restaurant and a limited bus service), the recreational use of the site and direct access to a number of public footpaths suggest that vehicular trips at the site will be low. In addition the trips are likely to be staggered across the day.

#### Pedestrian access

It is noted that there are no footways along Cinder Hill, but it is a lightly trafficked route where pedestrians are able to walk in the road. The direct link from the site to Footpath 13c is a means to reduce the need to walk the full length of Cinder Hill to the junction with the A275 to reach the pub and bus service. In addition Sussex Police crash records show no recorded pedestrian related incidents in the last 5 years; this factual information would suggest Cinder Hill operates safely and during a site visit I saw pedestrians using Cinder Hill.

It is recommended that users of the campsite are given local information which includes local amenities the location of footpath 13c and how this connects to other Public Rights of Way and how to access from within the site.

### Vehicular Access

The previous application submitted for the site indicated that visibility splays of 2.4m x 102m to the south and 85m to the north can be achieved within the applicant's control. Cinder Hill is subject to a derestricted speed limit (60mph), but the results of a speed survey in 2013 indicate an 85th%ile vehicle speed of 34mph for vehicles north-east bound and 36mph for vehicles south-west bound. These results remain valid as there have been no physical changes to the road layout that would have altered driver speeds. It is therefore considered that these sightlines are appropriate and can be achieved over land within the applicant's control or within the highway limits.

It has been confirmed that motorhomes and caravans will not be permitted on the site, as such the existing width of the access is suitable to allow cars to pass at the access clear of the highway. However it is recommended that the access road be widened within the site. This should be in the form of increased track width or frequent passing places.

### Conditions

1. No part of the development shall be first occupied until visibility splays of 2.4 metres by 85 metres to the North and 2.4 metres by 102 metres to the South have been provided at the proposed site vehicular access onto Cinder Hill in accordance with the approved plans. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 600mm.

Reason: In the interests of road safety.

### Informative

Local information should be provided to all visitors of the campsite on arrival to make it clear what local facilities are available and to highlight the local footpaths within the vicinity.

Comments from officer adding the following 2 conditions:

The use of the land as a campsite for 40 pitches shall be for a limited period until 31 August 2020 after which date the land shall be restored to its former condition.

Reason: To enable the Local Planning Authority to review the situation in the light of the circumstances then pertaining having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

Development shall not begin until details of providing drainage/ sewerage disposal to the toilets, shower and washing up facilities have been submitted to and approved in writing by the Local Planning Authority. The approved drainage works shall be implemented prior to the commencement of the use on site.

Reason: To secure a satisfactory standard of development having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

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One email received in support of the proposal.