



# DESIGN & ACCESS STATEMENT

TO SUPPORT THE DEVELOPMENT OF A GLAMPING SITE AT 'WINTONS'

WINTONS FARM  
FOLDERS LANE  
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Proposed is the installation of 3no. timber cabins for overnight guest use, associated external decking and footpaths. Existing access, parking & turning area, secure bicycle storage and recycling/refuse storage will be utilised. Also intended is minor landscaping of the site, planting of native species trees, shrubbery and enhanced grassland with wildflowers throughout the site.

All new cabins will be connected to the public foul drainage system with the installation of new pumping stations to facilitate. All proposed hard landscaping will be constructed from permeable materials and all cabins will be surrounded by a gravel border to allow roof run-off to easily infiltrate the ground.

The bespoke timber cabins will be constructed on-site by manufacturer Timber Builds using sustainable construction practices.

The application site is situated within the grounds of Wintons Farm on the outskirts of Burgess Hill, West Sussex and falls within the boundaries of two local planning authorities - Mid Sussex District Council and Lewes District Council. The site location will be easily accessible from across the country via both car and public transport.

The small-scale, sustainable development will diversify the existing carp and catfish fishing business, providing subtle and discreet countryside holiday accommodation for tourists visiting the area on short breaks and weekend stays. Currently, parts of the Wintons Fishery business are only in use seasonally so the addition of new unique tourist accommodation will allow the business to attract a new demographic to the area and stay in operation year-round, making it an excellent option for visitors to retreat in nature and access everything the local area has to offer in all seasons. This will also benefit other local businesses, services and tourist attractions through increased visitor spend in the surrounding area.

In designing the proposed site, the Lewes District Local Plan Joint Core Strategy (adopted 2016), Lewes District Local Plan Site Allocations and Development Management Policies (adopted February 2020) and the Mid Sussex District Plan (adopted 2018) were referenced, and relevant policies were considered for both planning authorities. It is believed that this proposal complies with the following policies:

### **Lewes District Local Plan Joint Core Strategy (adopted 2016)**

#### **Core Policy 4 – Encouraging Economic Development and Regeneration**

The proposed small-scale and low-density development aligns with the objectives of this core policy to stimulate and maintain a balanced local economy, take advantage of the richness and diversity of the district's natural assets to promote and achieve a sustainable tourism industry without adversely affecting the character of the area. In addition, Core Policy 4 promotes the development of sustainable tourism, including recreation and leisure with particular regard to the opportunities provided by the South Downs National Park, both within and outside the National Park boundary.

This policy further supports the proposed development in terms of the appropriate intensification, upgrading and redevelopment of existing employment sites for employment uses. The new tourist accommodation at Wintons is a diversification of the existing business and will provide additional employment opportunities for site maintenance and cleaning. Furthermore, the proposal will undoubtedly stimulate the local economy due to extended stays in the area and increased visitor spend, as outlined in the accompanying Market Research document.

The proposal will not adversely affect the character of the area as Wintons is already a recreational site for fishing. We believe the proposed units to be unobtrusive in their setting due to only three single-storey sustainable timber cabins proposed on the large site. Each cabin will be positioned with minimal disturbance to existing vegetation while new planting will enhance biodiversity and further integrate the structures into their natural surroundings.

#### **Core Policy 5 - The Visitor Economy**

The proposed development aligns with Core Policy 5's objectives to promote and achieve a sustainable tourism industry, stimulate and maintain a buoyant and balanced local economy through support for the rural economy and promote a sustainable system of transport for people who visit the district.

The policy supports the high-quality provision of new visitor attractions and the upgrading/enhancement of existing sustainable visitor attractions, as is the case at Wintons Fishery. The policy also aims to promote a wide range of accommodation types, encourage emerging and innovative visitor facilities and accommodation offers and adjust

to changing market trends. Glamping accommodation is an emerging market trend and a modern alternative to traditional hotels and B&Bs. Glamping sites also recognise the importance of conserving and enhancing the natural beauty and wildlife of an area with an appreciation of nature as an integral part of this type of accommodation offering. Overnight guests at Wintons will be provided with the opportunity to immerse themselves in nature, relax and rejuvenate away from the stresses of modern daily life, which will also improve their well-being and mental health.

As mentioned above and demonstrated in the accompanying Market Research document, the proposed development will stimulate the local economy and tourism sector in the district. The site can be easily reached using sustainable transport due to its proximity to public transport road and rail networks which will be promoted to guests before and during their stay. Furthermore, Sheffield bike racks will be provided next to each cabin and local walking/cycling routes will be promoted to guests to explore the local area including the South Downs National Park without the use of the private car.

#### **Core Policy 10 - Natural Environment and Landscape**

The proposed development is in alignment with Core Policy 10 to conserve and enhance the natural beauty, wildlife and cultural heritage of the area. A Preliminary Ecological Appraisal and Great Crested Newt eDNA survey have been conducted on-site to ensure no harm to protected species.

In addition, the proposed locations for the new high-quality timber cabins have been chosen to minimise disruption to existing vegetation and wildlife habitat. The units will be mounted above ground level on ground screws to minimise ground disturbance and a single trench will be excavated through areas of modified grassland to install water, electrics and drainage. The planting of native trees, shrubbery and enhanced grassland/wildflower meadows will provide additional habitats and enhance biodiversity on site to achieve a 10% net gain.

#### **Core Policy 12 - Flood Risk, Coastal Erosion & Drainage**

Flood maps show that the proposed site has some areas of localised surface water flooding which may affect access to the proposed tourist accommodation, but not to the units themselves – See section 3.5 of this document for further details. Existing surface water drainage systems are in operation at Wintons Fishery to direct surface water into the main bodies of the lakes through a network of ditches throughout the site. This network reduces the impact on walking routes around the lakes and will allow safe evacuation to glamping guests in the event of a flooding event.

SuDS principles have been implemented in the proposal, with infiltration as the primary method of managing surface water. All proposed hard landscaping will be permeable and the cabins will be surrounded by a pebble border to allow easy infiltration and ensure no increase in surface water run-off from the development.

### **Core Policy 13 - Sustainable Travel**

The site can be easily reached using sustainable transport due to its proximity to public transport road and rail networks which will be promoted to guests before and during their stay. Furthermore, Sheffield bike stands will be provided at each cabin and local walking/cycling routes will be promoted to guests to explore the local area, including the South Downs National Park, without the use of the private car.

The Applicant intends for leisure fishing to cease on Kingfisher and Heron Lakes once the proposed tourist accommodation is in operation. Therefore, the capacity for fishing will be reduced fewer fishermen will visit the site, which will in turn result in fewer trips to and from the site. Therefore, the existing parking area at Wintons Fishery has ample capacity for glamping guests as well as for cleaning and maintenance staff parking.

Due to the reduced number of vehicles entering and exiting the site and recent improvements as part of the approved planning application DM/21/3311 (Mid Sussex Planning Portal), it is understood that the proposed small-scale development will not adversely impact the existing site access or other road users.

### **Policy DM10 – Employment Development in the Countryside**

This policy will permit proposals for small-scale employment development, including tourist and leisure facilities in the countryside where it involves the conversion or re-use of an existing agricultural or other rural building or comprises the demolition and replacement of an existing agricultural or other rural building. While the proposed timber cabins for overnight tourist accommodation will be new structures, existing buildings on site will be utilised to provide facilities to guests, including site reception and offices. This proposal is a diversification of an existing rural business to encourage guests to visit year-round which will also benefit the local economy of Burgess Hill and its surroundings.

### **Policy DM25: Design**

The proposed layout has been designed to sympathetically respond to the character of the site. The cabins are generously dispersed, and with only 3no. small units proposed across a large area, its rural character will be maintained. Further, the natural setting will be conserved with the units positioned in existing clearings so no tree removals will be required. Additional planting of native trees, shrubbery and enhanced grassland with wildflowers will add to the natural quality of the site, enhance biodiversity and create a pleasant environment for guests.

The cabins have been positioned away from nearby residential properties so amenity and privacy will be protected, with no overlooking to occur. Existing vegetation as well as new native planting will also provide natural screening to provide privacy to guests during their stay.

The cabins will be constructed using high-quality and durable materials with a low environmental impact such as reclaimed wood, recycled materials or composite materials made from recycled content wherever possible. Additionally, locally sourced materials will be used as much as possible. The colour palette will use muted and natural colour choices to complement the landscape in which they are located.

The existing car parking area for Wintons Fishery will be utilised by the proposed site, reducing the impact of developing the small-scale glamping proposal.

#### **Policy DM26: Refuse and Recycling**

Suitably sized existing refuse and recycling storage is located near the parking area for ease of access. The proposed glamping site will be incorporated into the existing waste and recycling management strategy of the existing business.

#### **Policy DM27: Landscape Design**

The landscape design has been considered throughout the design process with the primary goal of sympathetically integrating the glamping site into its surroundings to retain the existing character of the site. Retention of as much green space as possible has been a key aspiration throughout the design process to create a peaceful environment for guests to immerse in nature. It should be noted that the proposed cabins and external decking will occupy only 2% of the site. In addition, large areas of grassland will be enhanced and native trees planted as outlined in section 4.2 of this document and on the Layout Plan drawing to achieve a 10% Biodiversity Net Gain.

#### **Mid Sussex District Plan (adopted 2018)**

*As only the existing access, parking area and connection to public sewer for the proposed glamping site are within the boundaries of Mid Sussex District Council, we will examine the policies from the local development plan relating to these aspects of the proposal only.*

#### **DP1: Sustainable Economic Development**

This policy supports existing businesses, allowing new small-scale economic development in the countryside including tourism (in accordance with Development in the Countryside policies). The proposed glamping site will be a diversification of the existing business at Wintons Fishery, offering overnight guests a unique experience which will increase the time existing visitors to Wintons stay at the site and attract a new varied demographic to the business. The proposal will also contribute to the local economy through increased visitor spend in local shops, restaurants, services and tourist attractions.

#### **DP12: Protection and Enhancement of the Countryside**

This policy permits development in the countryside provided it maintains or where possible enhances the quality of the rural and landscape character of the District. The proposed development will utilise an existing access which was recently improved as part of the approved planning application DM/21/3311. The existing shared parking area at Wintons Fishery will be utilised for glamping guests. Due to existing infrastructure being utilised for the development, there will be no adverse impact to the landscape character within the boundaries of Mid Sussex District Council.

#### **DP14: Sustainable rural development and the rural economy and DP19: Sustainable Tourism**

The accompanying Market Research document outlines the contribution that the proposed small-scale tourist development at Wintons will make to the local economy, supporting sustainable growth and the vitality of the rural economy.

As previously discussed, an existing access and parking area will be utilised for the proposed development. Therefore, there will be no adverse impact to the landscape character within the boundaries of Mid Sussex District Council, in accordance with DP12.

#### **DP18: Setting of the South Downs National Park**

The proposed small-scale glamping site will be situated on land adjacent to the South Downs National Park. Therefore, special care has been taken to ensure it does not detract from, or cause detriment to, the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park, adversely affect transitional open green spaces between the site and the boundary of the South Downs National Park, and the views, outlook and aspect, into and out of the National Park by virtue of its location, scale, form or design.

#### **DP24: Leisure and Cultural Facilities and Activities**

The proposed sustainable tourist accommodation at Wintons will enhance the leisure and recreation activities currently in operation on the site, providing visitors with an enriched experience, attracting a new demographic to the area and a financial boost to the existing rural leisure business.

#### **DP26: Character and Design**

Existing features will be utilised within the part of the site within the Mid Sussex District Council to provide safe vehicular access and adequate parking for the proposed glamping site. Any improvements to these features will positively contribute to creating a high-quality sense of place and clearly defined public and private realms. The

identity and character of the site will be retained and the amenity of nearby residences will be unaffected by the proposal. The existing pedestrian access to reach the site is safe, well-connected, legible and accessible.

#### **DP29: Noise, Air and Light Pollution**

As previously mentioned, The Applicant intends for leisure fishing to cease on Kingfisher and Heron Lakes once the proposed tourist accommodation is in operation. Therefore, the capacity for fishing will be reduced fewer fishermen will visit the site, which will in turn result in fewer trips to and from the site. It is therefore expected that traffic generated by the site to be reduced overall.

Much of the leisure fishing at Wintons takes place at night where fishermen will utilise high-powered head torches and fishing rods fitted with motion-sensing alarms. Therefore, the level of noise and air pollution will be reduced if fishing operations cease on Kingfisher and Heron Lake, which will undoubtedly benefit local wildlife.

Low-level lighting bollards with sensors and timers are proposed along footpaths for safety when walking at night. This type of lighting is proposed to minimise impact on wildlife and dark skies but it is also worth noting that it will be installed outside the Mid Sussex District Council boundary. See drawing 'Lighting Plan' for further information.

#### **DP41: Flood Risk and Drainage**

National flood maps indicate that the site access and parking area are at low-moderate risk of surface water flooding. However, it should be noted that the approved planning application ref DM/21/3311 is accompanied by a flood risk assessment which incorporates the findings of bespoke flood modelling focused on the surface water flood risk of the site and the existing surface water drainage scheme. This bespoke flood model is more representative of the surface water flood risk on site than the Environment Agency's national surface water flood map and shows that safe access and egress will be possible in flooding events.

### 3.0 Site Context



*Artist's Impression facing southwest towards P2 and P3 situated on the banks of Kingfisher Lake*

### 3.1 Location

Wintons Farm, where the proposed glamping site will be located, is situated on the outskirts of Burgess Hill, West Sussex, approximately 1 mile southeast of the town centre.

The site is easily accessible from nearby towns and cities including Worthing, Eastbourne, Crawley, London and further afield across the country via road and rail.

Bus stops with a regular circular service around Burgess Hill are located within a few minutes walk of the site, on Kings Way. Burgess Hill Railway Station also boasts regular services between London (including the Gatwick Express service) and cities along the coast. These excellent public network links will allow the site to be easily reached using sustainable transport and will allow guests to explore the surrounding area during their stay without the need for private cars.

Many tourist spots and attractions are within a suitable travel distance to the site and it is perfectly suited for visitors looking to enjoy the natural beauty of the area. As such, the proposal will create a significant economic benefit to the surrounding area and local businesses as outlined further in the accompanying Market Research document.



Figure 1. Aerial view of site location. Source: Google Maps

### 3.2 Proposed Site Information

The application site comprises 9,540m<sup>2</sup> of land under the ownership of the Applicant. In the Lewes District Local Plan, it can be seen that the proposed site lies outside of any settlement boundaries. As such, the principal designation governing the area surrounding the lakes where the proposed cabins will be located is classed as 'Countryside'.

Equally, the Mid Sussex District Plan establishes that the majority of the application site falls outside its district boundary, with just the existing access to Wintons Fishery and parking area within. This part of the site is also indicated as an area of countryside according to the District Plan, outside the settlement boundary of Burgess Hill.

It is noted that the proposed site also borders the South Downs National Park but is not within it. A Preliminary Ecological Appraisal has been conducted and recommendations considered in the proposal to ensure no adverse impact.

The existing site comprises hardstanding around the existing reception buildings, 3no. recreation lakes surrounded by modified grassland, trees and shrubs. Multiple ditches also run through the site to connect the lakes with surrounding watercourses.

The land surrounding the site to the south, east, and west is a mix of woodland, grassland, and arable fields while the land to the north is residential.



Figure 2. Aerial view of Wintons Fishery. Source: Google Maps

### 3.3 Site Access

The glamping site will be reached via the existing access to Wintons Farm off Folders Lane. The existing access was recently improved as part of the approved planning application reference DM/21/3311 (Mid Sussex Planning Portal) to ensure the safe passage of both vehicles and pedestrians.

The Applicant intends for leisure fishing to cease on Kingfisher and Heron Lakes once the proposed tourist accommodation is in operation. Therefore, the capacity for fishing will be reduced fewer fishermen will visit the site, which will in turn result in less traffic generated by the site overall. Due to the reduced number of vehicles entering and exiting the site and recent improvements as part of the approved planning application DM/21/3311 (Mid Sussex Planning Portal), it is understood that the proposed small-scale development will not adversely impact the existing site access and other road users.

Visibility is good in both directions from the site entrance onto the public road where the access lies perpendicular, as can be seen in figures 3 and 4 below.



Figure 3. Facing southwest on public road opposite existing site access.



Figure 4. Facing east on public road with existing site access on right.

### 3.4 Site Photos



1. Facing west towards existing Wintons Fishery access



2. South across existing Wintons Fishery parking area



3. West at existing footbridge from parking area to lakes



4. South along existing dirt track running along western edge of Mallard Lake



5. North along existing dirt track running along western edge of Mallard Lake



6. East along proposed footpath around Heron Lake, lake on right



7. East across existing footbridge along footpath to P1



8. Northwest from across Heron Lake from proposed location for P1



9. West towards footbridge and proposed footpath along southern edge of Heron Lake



10. West across existing footbridge between Heron Lake and Kingfisher Lake



11. North along proposed footpath between Heron Lake and Kingfisher Lake



12. West towards proposed location for P2



13. West towards proposed location for P3

### 3.5 Flood Risk

The site lies in a very low-risk zone with regards to river and sea flooding, while map data would suggest localised low to moderate risks are present from surface water.

According to map data, the existing car parking area and proposed new footpath to reach the cabins may be affected by surface water flooding. However, it should be noted that the approved planning application ref DM/21/3311 (Mid Sussex Planning Portal) is accompanied by a flood risk assessment which incorporates the findings of bespoke flood modelling focused on the surface water flood risk of the site and the existing surface water drainage scheme. This bespoke flood model is more representative of the surface water flood risk on site than the Environment Agency's national surface water flood map and shows that safe access and egress from the Wintons Fishery existing parking area will be possible in flooding events.

Around the lakes, existing surface water drainage systems are in operation to direct surface water into the main bodies of the lakes through a network of ditches throughout the site. This network reduces the impact on walking routes around the lakes and will allow safe evacuation to glamping guests in the event of a flooding event.

Where the cabins will be located, it appears that surface water flooding is limited to the boundaries of the lakes, so will not affect the structures. The cabins will also be raised above ground level to further mitigate any risk of flooding from surface water.

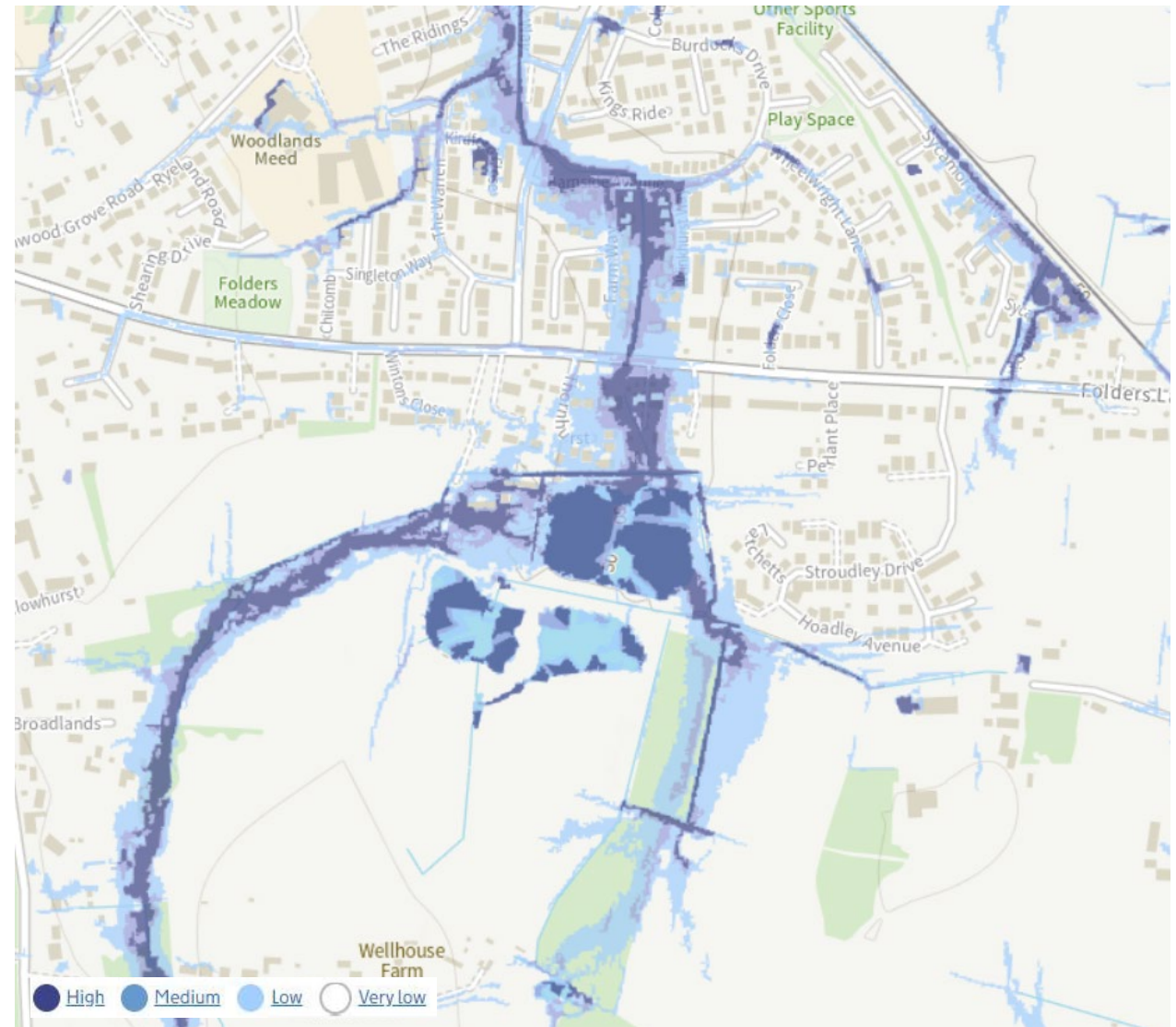


Figure 5. Map of Surface Water Flood Risk. Source: gov.uk

All proposed hard landscaping will be constructed from permeable materials to allow water to freely infiltrate the ground and ensure no increase in risk of surface water flooding. Likewise, a pebble border around the cabins will be provided for roof run-off. See drawing 'Drainage Plan' for additional information.

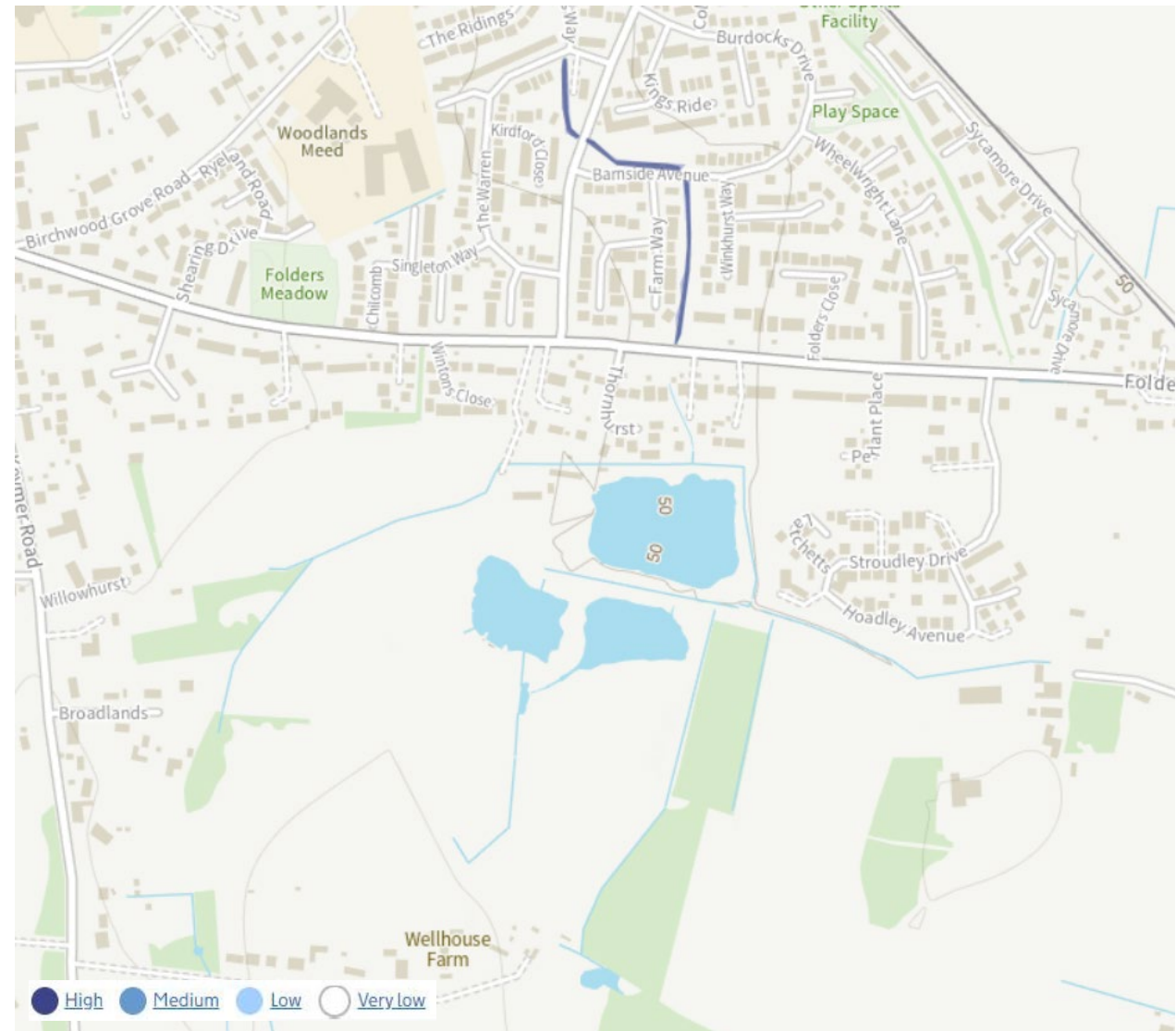


Figure 6. Map of Flood Risk from rivers and sea. Source: gov.uk

### 3.6 Public Rights of Way

No public rights of way will be affected by this proposal either during construction or after completion.

Some public right-of-way routes can be seen in the surrounding area. These will allow guests to explore on foot or bicycle, reducing the need for cars. These routes will be promoted within the cabins to encourage guest use.

| Layers                                                                              |                                |                                                                                     |
|-------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------|
|  | Footpath, Bridleway, Byway     |  |
|  | National Trails / Coastal Path |  |
|  | Right to Roam                  |  |
|  | Cycle Network                  |  |



Figure 7. Map of Public rights of way – site indicated by green star. Source: [footpathmap.co.uk](http://footpathmap.co.uk)

### 3.7 Justification for Proposed Use

The proposed glamping site will offer contemporary, luxury holiday accommodation to visitors within a suitable travel distance of Worthing, Crawley, Eastbourne, London and further afield across the country, thus being suitable for weekend trips and short stays.

The area and surroundings are rich in tourist attractions while nearby towns offer plenty of cafes, restaurants and local shops for guests to visit. As such, the proposal will create an economic benefit to local businesses and services as outlined in the accompanying Market Research document. The proposed accommodation will allow visitors to spend time outdoors to relax in a natural setting as well as explore the surrounding area.

Glamping installations require minimal groundwork and non-harmful construction practices. We, therefore, believe the proposed small-scale timber cabins, built from natural materials, will provide an ecologically viable accommodation solution, suited to the area.

The concept of luxury glamping is now gaining popularity throughout the UK, with standards and guests' expectations on the rise. This site is intended to be amongst the best available in the area and provide an exciting new alternative, offering guests a secluded retreat in nature and high-quality, modern glamping accommodation.

## 4.0 Design



*Artist's Impression facing west towards P1 and Heron Lake*

## 4.1 Proposed Layout

Guests to the proposed glamping site at Wintons will utilise the existing access and car parking area. From here, they will follow a permeable footpath south along the western bank of Mallard Lake around then around Kingfisher Lake and Heron Lake to their private cabins.

The cabins are proposed to be located away from nearby residential properties to provide a peaceful nature retreat and prevent overlooking. They will also be well-spaced from one another for guest privacy. Each cabin will have an area of external decking for guests to immerse in their natural environment.

The planting of native shrubbery is proposed around each cabin for screening and to incorporate the units into their surroundings. The addition of native trees and areas of enhanced grassland is also proposed to enhance biodiversity and create a pleasant environment for guests.

See drawing 'Proposed Layout Plan' for further information.

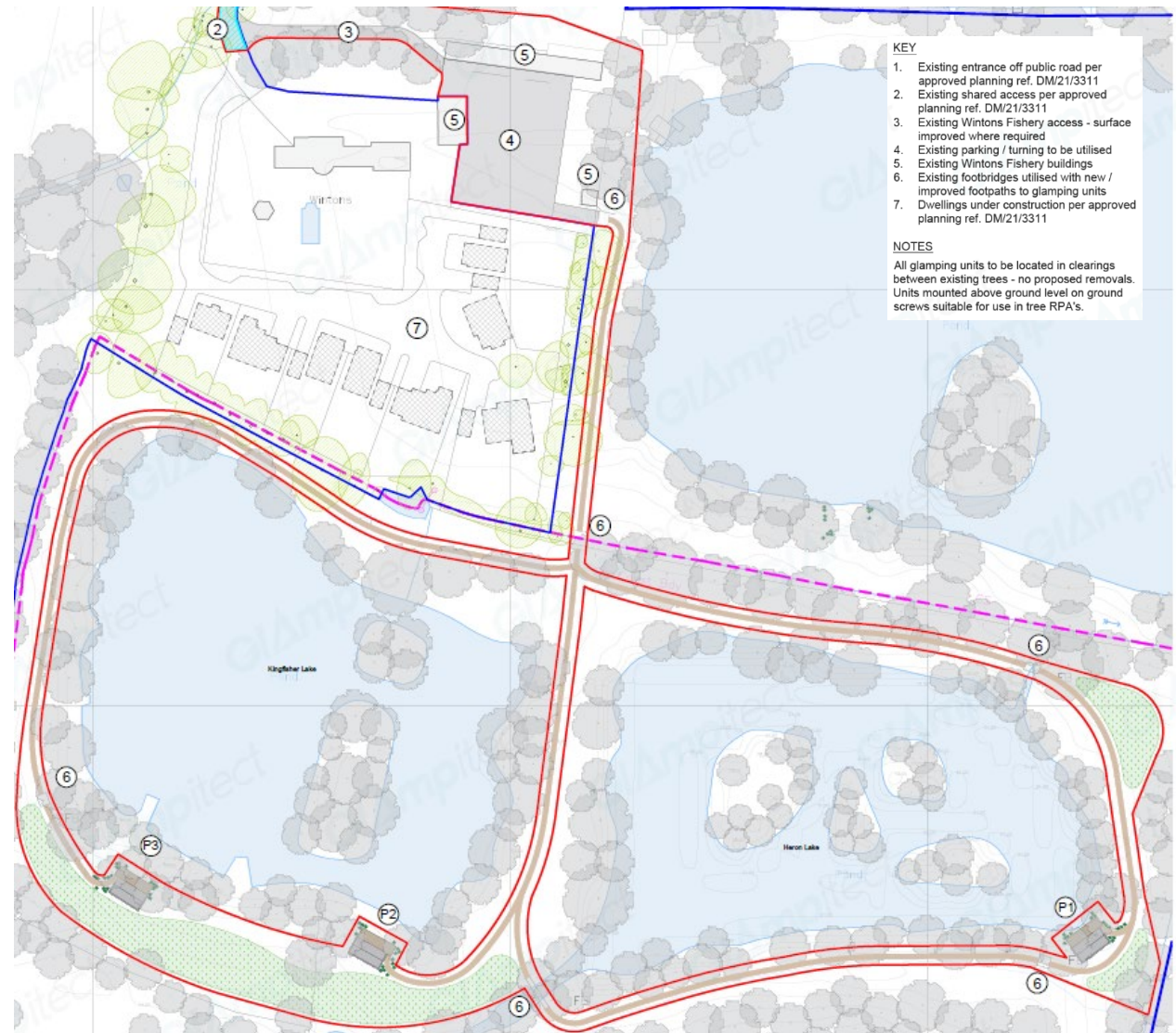


Figure 8. Proposed Layout Plan

## 4.2 Landscaping

The proposed site has varying gradients, with the ground around each lake sloping towards the water. The cabins will be raised above ground level on ground screws to minimise ground disturbance. Where minor excavation is required to install services, earth will be redistributed within the site so there will be no need for removal from the site. Any broken ground will be re-instated (turfed where required).

The intention is to maintain the existing topography of the site, thus preventing the need for any retaining structures. The cabins will be installed on adjacent ground levels and, therefore will be at varying levels relative to each other.

The design of the glamping site has been developed with landscaping, ecology and biodiversity at the forefront and a PEA has been carried out to ensure no adverse impact. Landscape features include:

- No removal of existing trees, planting of new native trees per BNG report.
- Planting of enhanced grassland and wildflowers to benefit small mammals and pollinating insects.
- Planting of native shrubbery around cabins to provide additional habitats for small mammals and birds.
- Retain existing dead wood piles identified in PEA.
- Install 6no. bat and 6no. bird boxes per recommendation in PEA. These will be located in existing trees north of Heron Lake and west of Kingfisher Lake.
- Propose minimal lighting to avoid disturbance to wildlife and dark skies as outlined in the Lighting Plan drawing.

### 4.3 Drainage Strategy

The cabins will be connected to the existing drainage solution for Wintons Fishery buildings which connects to the public sewer. New pumping stations will be installed at the cabins and the fishery buildings to facilitate.

This proposal will not increase the risk of surface water flooding on site. All new footpaths are to be constructed from a build-up of permeable gravel with timber borders and all cabins are to have a 250mm wide by a min 200mm deep gravel border to all draining sides for easy infiltration.

See drawing 'Drainage Plan' and Drainage Feasibility Study for further information.

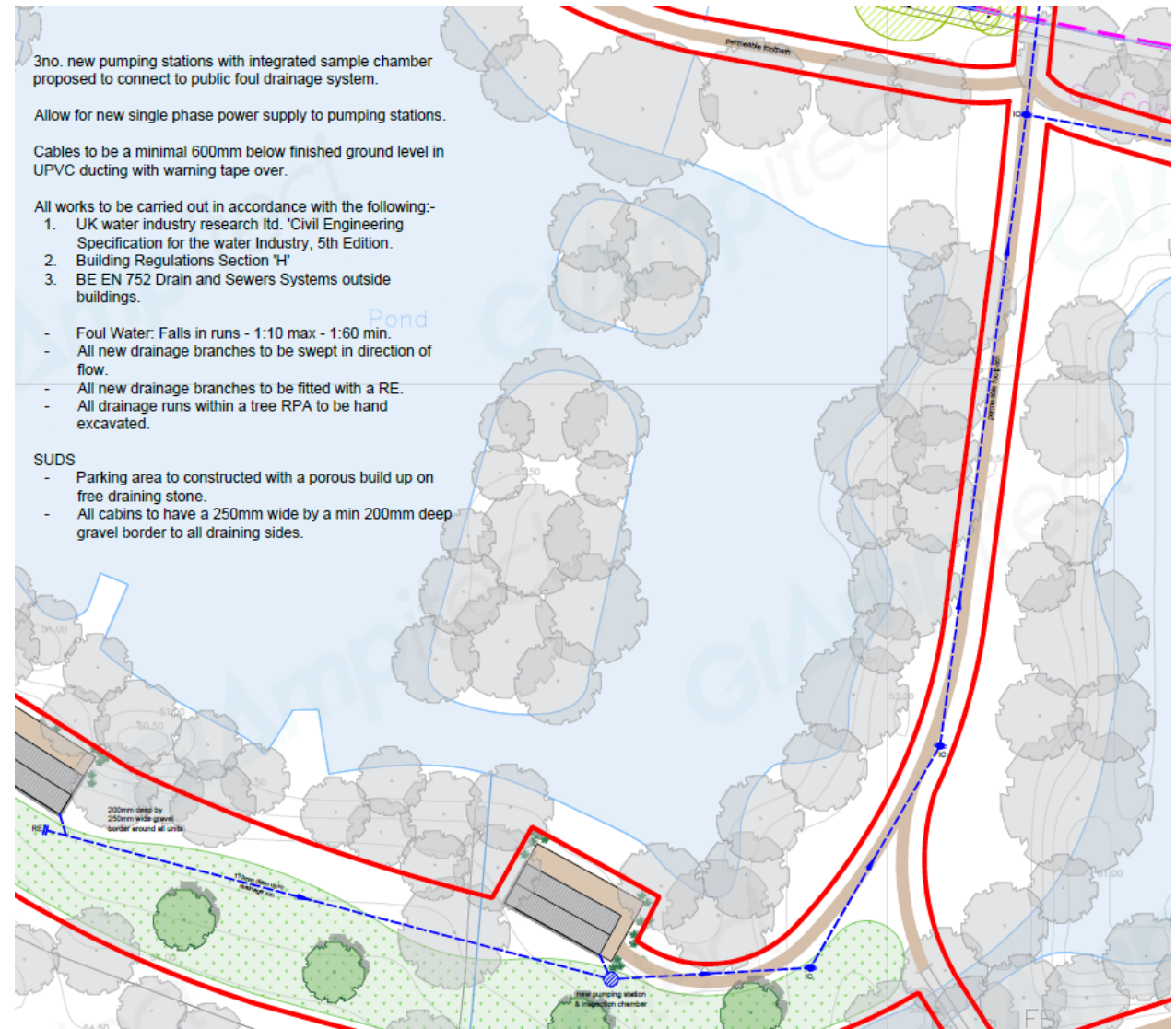


Figure 9. Proposed Drainage Plan – see full drawing for further information

## 4.4 Lighting Strategy

18no. LED lighting bollards with PIR sensor will be provided along footpaths for safety when walking at night.

The chosen lighting will minimise effects on local wildlife, not cause disruption to neighbours and is suitable for use in dark sky areas.

Benefits of low-level lighting bollards:

- LED mains wired.
- Bollards are low-level height, only 40cm high.
- LED bulbs are installed in such a manner that they shine onto downward cascading reflectors, keeping all light directed to the ground.
- Integrated PIR sensor, keeping light levels low and only on when required.
- Lighting duration is configurable (5 secs to 6 mins)
- Detects movement at an angle of 90 degrees.
- Adjustable range 2 - 8 metres, shown as 5m.
- Lighting level below 1 Lux.
- Lighting of warm colour temperature (2700k)



Figure 10. Lighting Plan drawing.

## 4.5 Proposed Units

3no. high-quality timber cabins are to be installed, to be constructed by manufacturer Timber Builds. See drawing 'Cabin Plan and Elevations' for more details.

The cabins are single-story units (approx. 3m tall) so no restriction of neighbouring views will occur. Since the cabins will be clad in natural materials, they will also be in harmony with the surrounding landscape and will naturally weather over time.

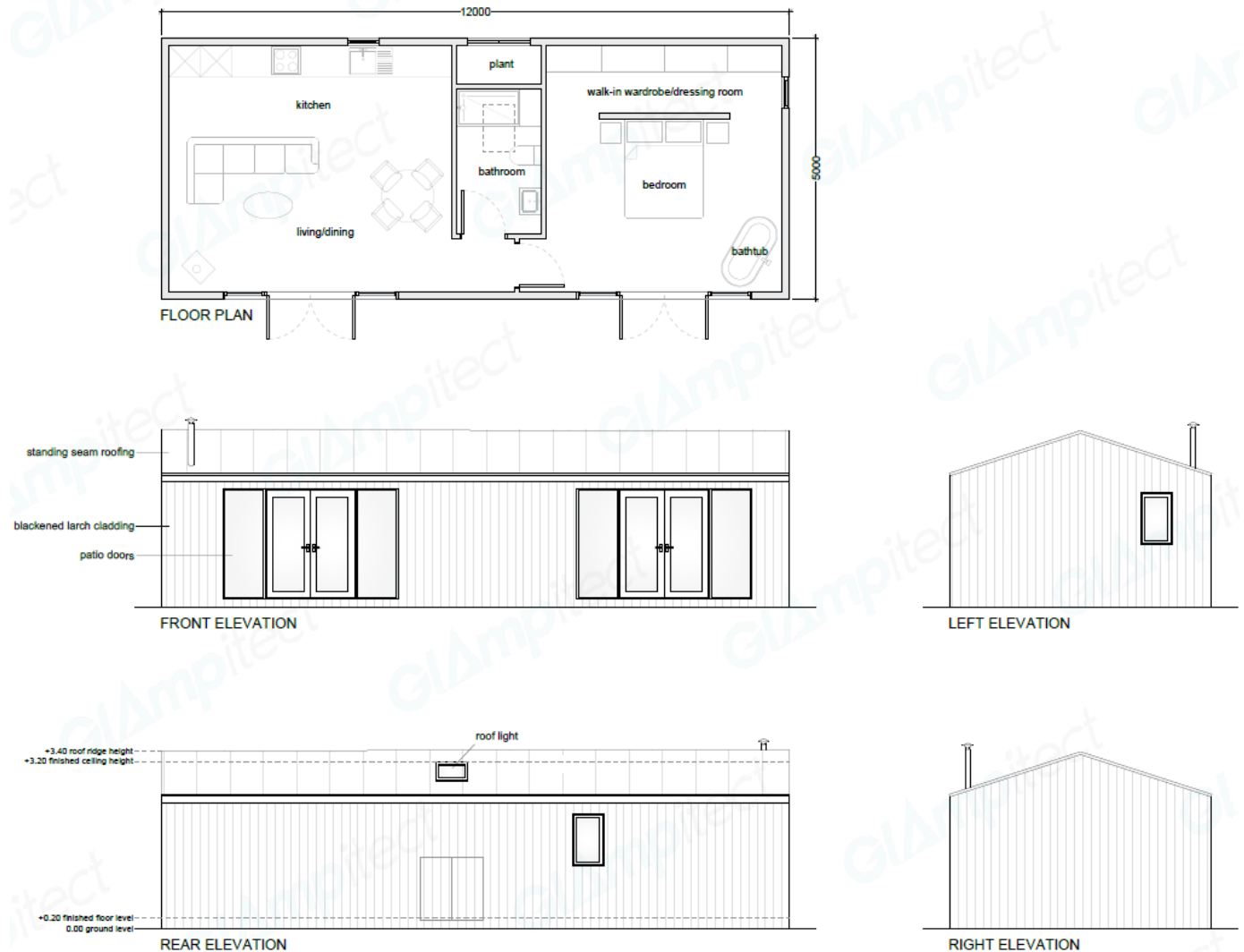


Figure 11. Proposed cabin drawings

## 4.6 Use

The site will be operated as a typical (year-round) holiday let, with the timber cabins being rented out on a per-nightly basis. Patrons will likely be couples and small families as the chosen target markets by the site operators. Party groups will not be permitted.

The site will be marketed as a peaceful and relaxing retreat in nature, which should mean noise from guests is not a consideration, with minimal likelihood of noise and disruption to neighbouring properties and road users etc.

There is no intention to use the units for long-term lease / permanent residences. The compact footprint of the cabins would not be suited to this in any case.

| Land Usage Item                                    | Area Used             | % Of Site            |
|----------------------------------------------------|-----------------------|----------------------|
| Ownership Area (Blue Line Boundary)                | 10.4 ha.              | -                    |
| Site Area (Red Line Boundary)                      | 9,540 m <sup>2</sup>  | 9.5 % (of blue line) |
| Timber cabins (3no. units)                         | 180 m <sup>2</sup>    | 1.9 %                |
| External decking                                   | 123.75 m <sup>2</sup> | 1.3 %                |
| Existing vehicular track, parking and turning area | 1,270 m <sup>2</sup>  | 13.3 %               |
| Permeable Footpaths                                | 913 m <sup>2</sup>    | 9.6 %                |

## 4.7 Installation

### 4.7.1 Stage 1 – Access

The traffic associated with the glamping site will have no impact on the surrounding area, with traffic produced by the site reduced. The existing access is of suitable condition and width to provide easy and safe vehicle access. The existing access will provide initial access for the installation of services and construction of cabins. It will then become the main visitor access as well as provide access for any maintenance vehicles when the site is in operation.

### 4.7.2 Stage 2 - Groundwork

The cabins will be raised above ground level on ground screws to minimise ground disturbance. Where minor excavation is required to install services, earth will be redistributed so there will be no need for removal from the site. Any broken ground will be re-instated (turfed where required). The existing topography will be retained, with no retaining walls or structures required.

All units will connect to the public sewer with the aid of new pumping stations. See drawing 'Proposed Drainage Plan' for further information. Service ducting will be laid for power, water and telecoms in the same trenches as required. All service installation and groundwork will be conducted by local contractors.

### 4.7.3 Stage 3 – Unit Install

3no. cabins are to be constructed on-site using sustainable construction methods to keep construction waste to a minimum and achieve a high-quality finish. The choice of small scale timber cabins above ground level on ground screws aims to minimise disruption to the site as much as possible.

Any new native trees, shrubbery and wildflowers planted will match species of the local area.

### 4.7.4 Stage 4 – Roads, Parking & Clean up

No plant/transport access is required as the existing parking/turning area will be utilised by the proposed development. New footpaths will be constructed with permeable materials to avoid the use of concrete/tarmac and a dedicated surface water drainage system.

A total clear-out of the site will be carried out to ensure no leftover waste from the build stage is left. All cleaning waste will be recycled where possible and safely disposed of otherwise.



*Artist's impression looking west towards P2 and enhanced grassland/wildflower meadow with P3 in the background*

The timber cabins are designed and will be constructed to be energy efficient, using materials with a low environmental impact such as reclaimed wood, recycled materials or composite materials made from recycled content wherever possible. Additionally, locally sourced materials will be used as much as possible. Low VOC (volatile organic compound) paints and finishes will be employed to ensure good indoor air quality. Floors and walls will be well-insulated with high-quality insulation to minimise heat loss during colder seasons and reduce the need for heating or cooling. Double glazing will be utilised throughout to also reduce heat loss. LED light fittings will be installed as standard throughout.

Water-saving sanitary fittings and appliances within the units will deliver water efficiency to the site. A sustainable surface water drainage strategy (SuDS) will be implemented across the site with all hard landscaping to be constructed from permeable materials to allow water to freely infiltrate the ground without the need of a dedicated surface water drainage system. Minimal surface water run-off from the cabins will discharge into pebble borders around the units.

Appropriate implementation of measures will minimise environmental impacts arising from any site works; the site will be constructed with efficient construction methods as stated in Stage 3 above thus reducing any waste and carefully considered groundworks will result in no removals required from the site. The site has been designed to integrate harmoniously with the surrounding natural environment to minimise disruption and preserve natural features.

An efficient operational waste management and recycling strategy will be carried out by the operator as required by the council. The waste and recycling bins will be located near to the parking area for easy access by guests and will be moved to the public roadside by the site operator on collection days.

The proposed glamping site at Wintons will provide a new and exciting accommodation option for Burgess Hill and the surrounding area, offering a unique relaxing and sustainable stay in nature. Demand for this type of rural accommodation is high throughout the country, which has also been shown to be true of other glamping sites within Sussex.

The development will diversify the existing business and will increase footfall for local businesses. Through correct marketing, the proposal should increase the length of time tourists remain in the local area which will be beneficial to the local economy including tourist attractions, restaurants, other businesses and local services. The Applicant intends to build on existing relationships with local businesses in the area to offer their goods and services to guests, including taxi services, shops, cafes, and restaurants to name but a few. The operator will promote these services within the cabins, along with providing the guests with local knowledge of the many beauty spots to visit, allowing them to connect with nature and the surrounding area.

The operator also intends to use local businesses where possible to carry out groundworks and installation of services, utilising local suppliers and local labour. The development will also support local employment with the creation of 2 part-time roles for site cleaning and maintenance.

The construction of a glamping site in this location using timber cabins with a small footprint can be achieved in less time, with less intrusive construction methods and less environmental impact, than traditional tourist accommodation builds require. This is clearly favourable in an area of countryside rich in natural beauty.

Through a thoughtful and considered approach, the design for this proposal emphasises the integration of a small-scale glamping development with the natural landscape to ensure a comfortable and enjoyable experience for all guests. The project aims to promote sustainability and a harmonious connection between the built environment and the rural surroundings. Based on the points discussed throughout this document, it is reasonable to suggest that the proposed glamping accommodation is warranted in this location, to cater for increasing visitor demand, without sacrificing the area's beauty, ecology or heritage assets.