

Planning Committee Meeting

10 August 2017

Agenda Item 9:

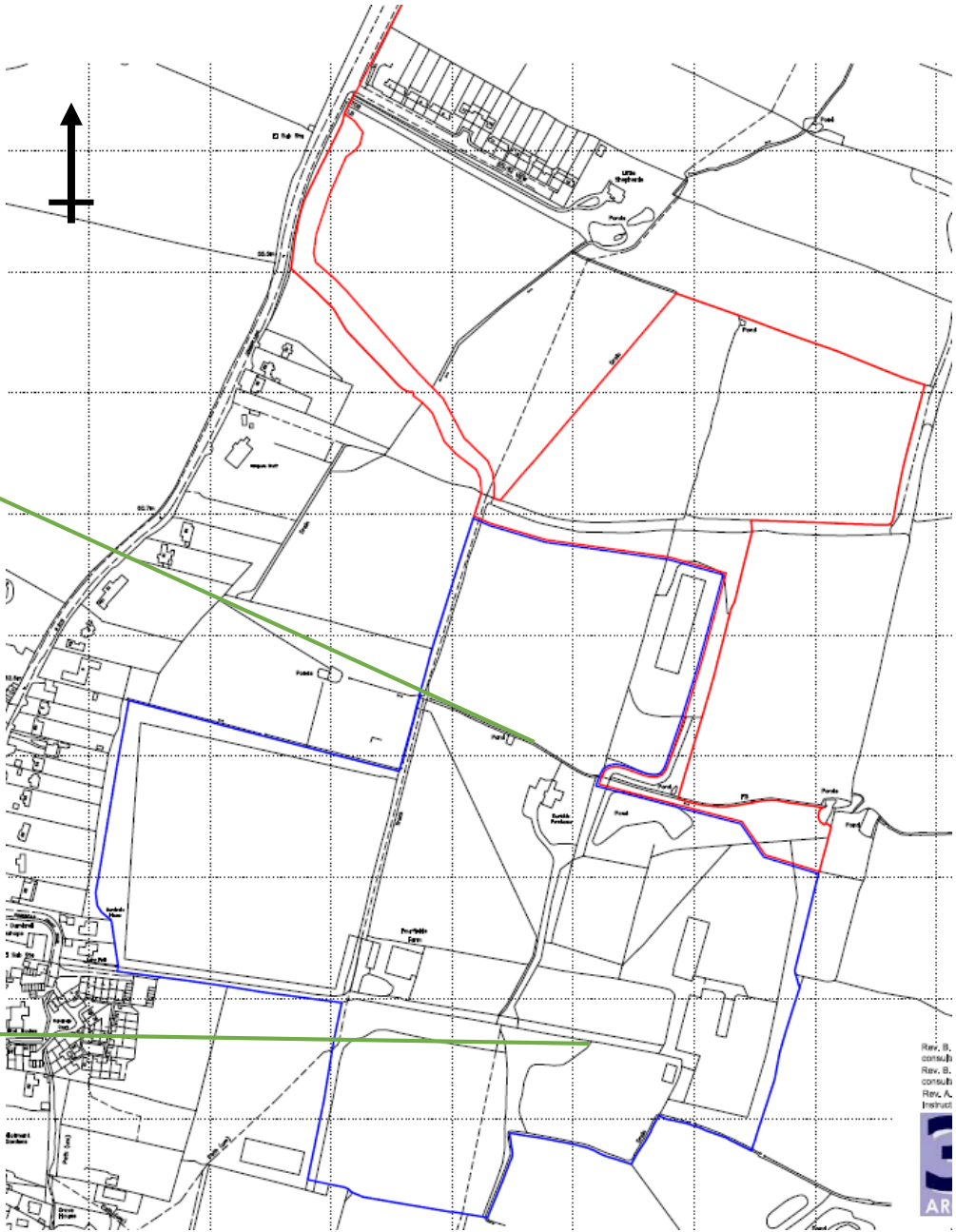
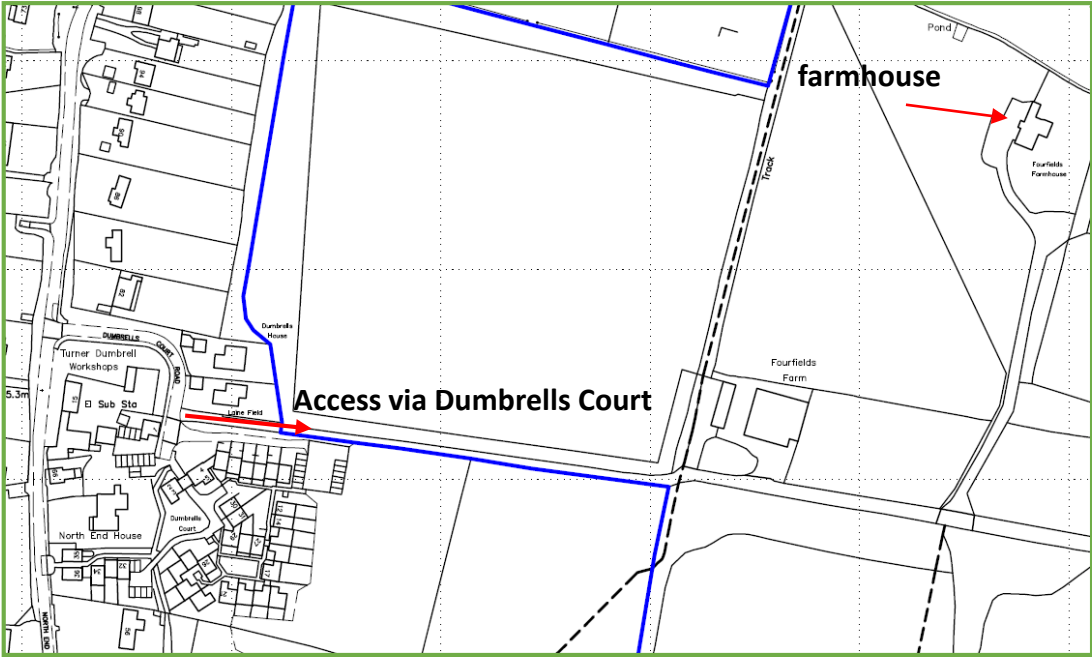
SDNP/17/01224/FUL Fourfields Farm, Dumbrells Court, Ditchling

**Proposed campsite for 30 tent pitches, 20 log cabins, erection
of Farm Shop/Cafe, erection of 4 washroom and toilet blocks,
creation of a Car Park, formation of a new access and track, and
use of a Parcel of land by the Outdoors Project**



Site Plan

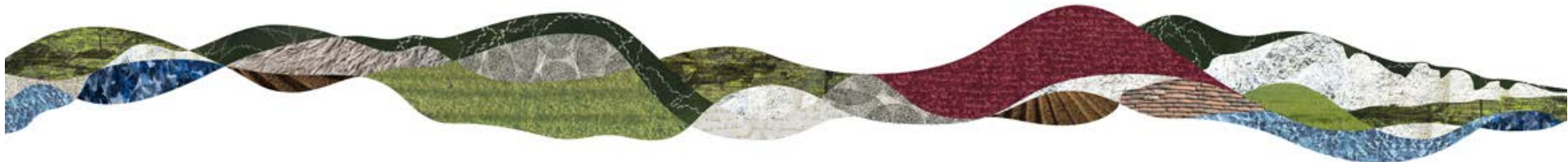
Existing farm access



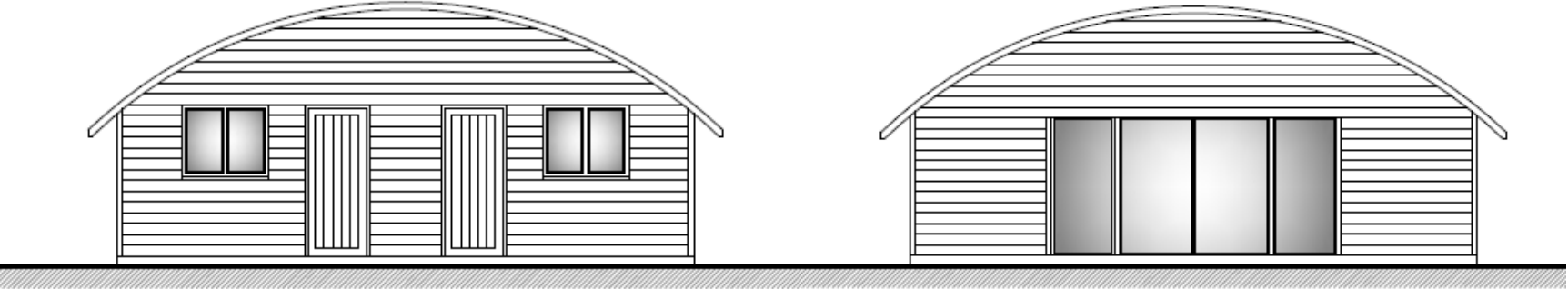


The main issues in the determination of the development proposal are:

1. Principle for major development
2. Design and landscape impact
3. Access, parking and highway safety
4. Impact on residential amenity
5. Ecology
6. Drainage



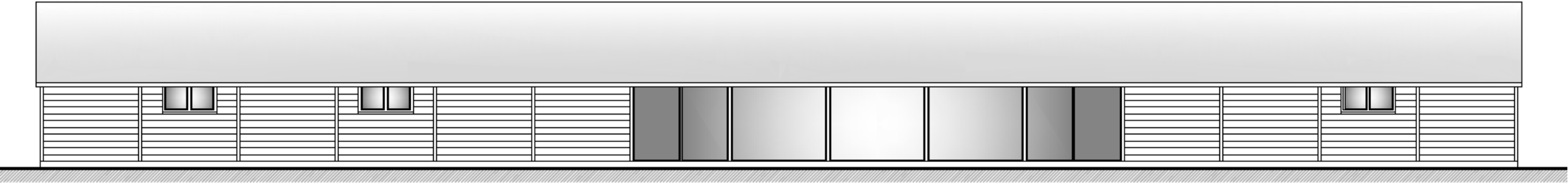
Café / farmshop / office / kitchen / classroom



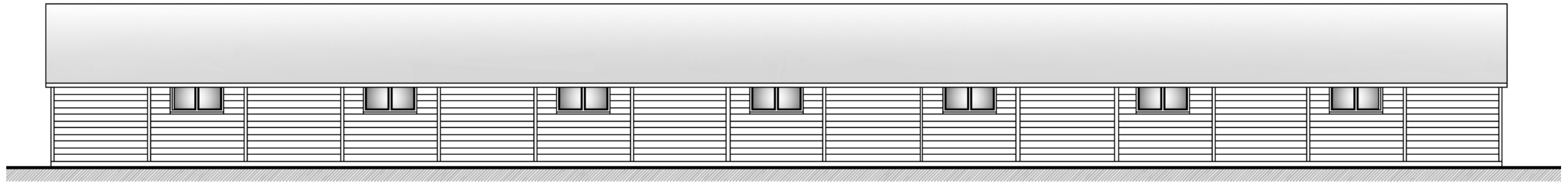
Length – 32.5m
Width – 8m
Height – 3.6m

Side 1:100 (South)

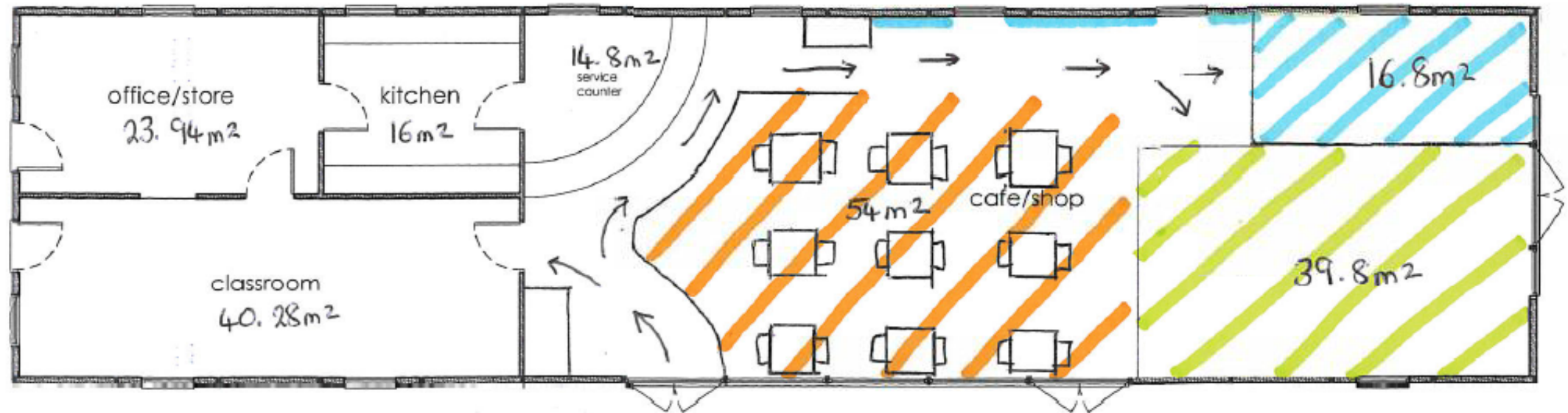
(North) Side 1:100



Front 1:100 (East)



Rear (west)



Indicative Floor Plan

Total floor space – 260sqm

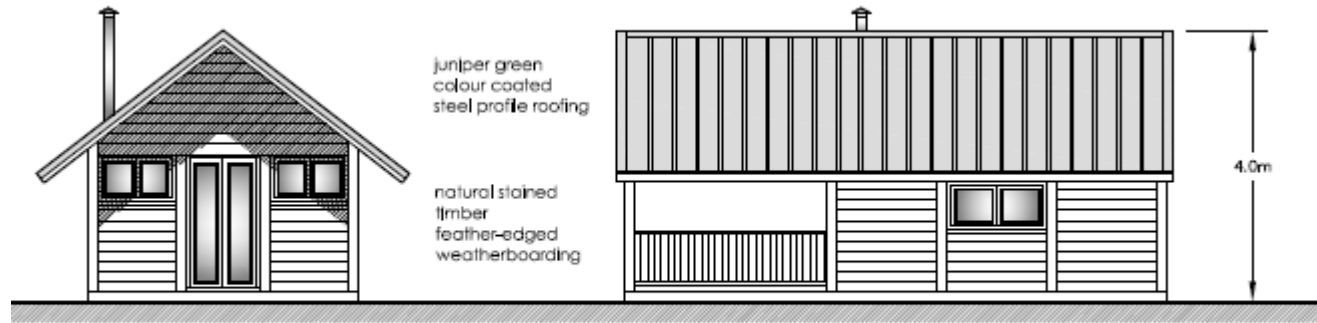
— = Café

— = farmshop

— = information / interpretation boards

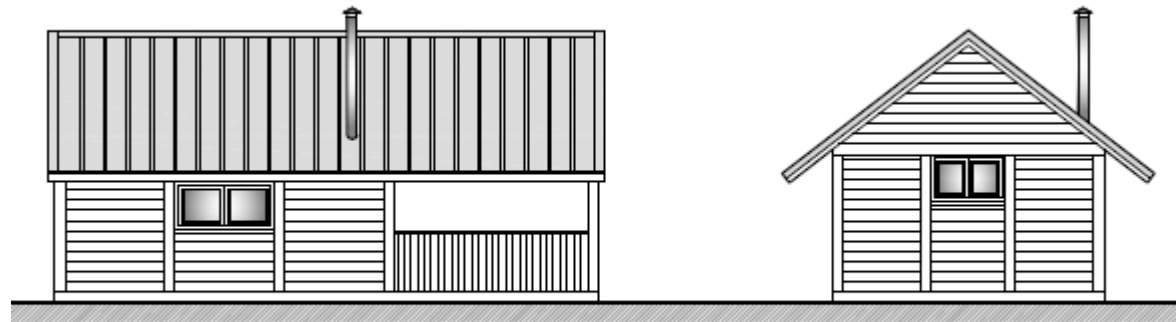


20 timber cabins



Front 1:100

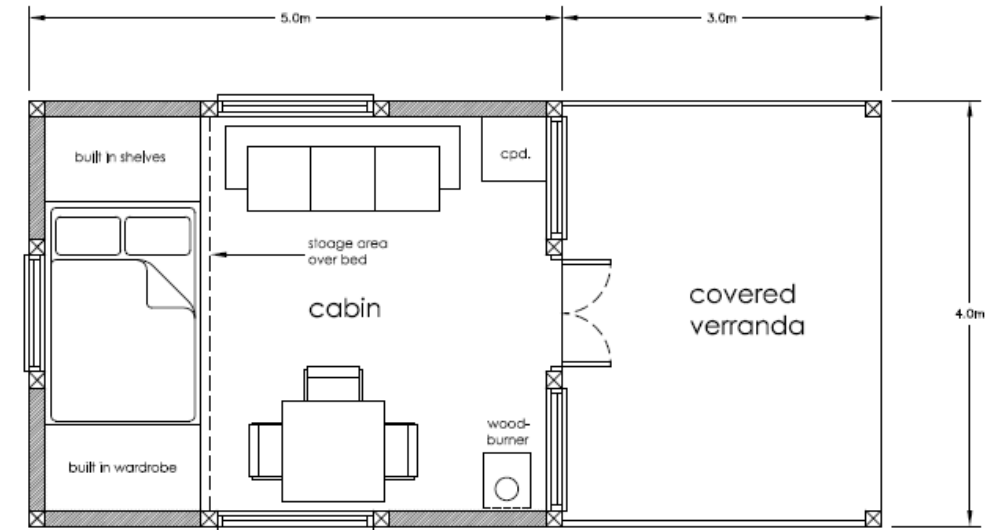
Side 1:100



Side 1:100

Rear 1:100

Height – 4m
Width – 4m
Length – 8m
Floor space – 32sqm



Floor Plan 1:50

Cabin field



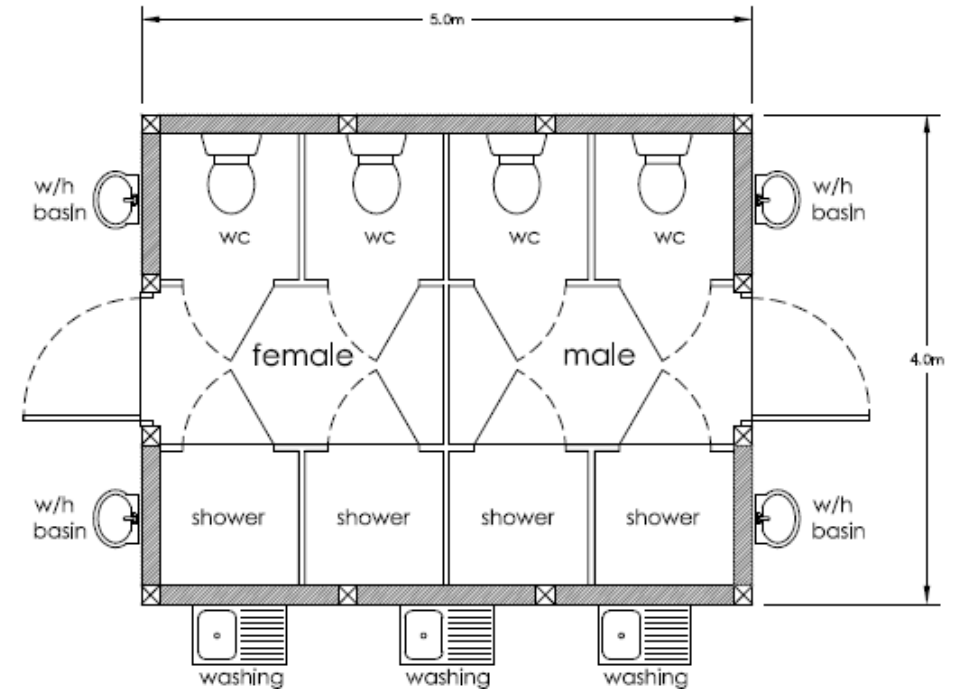
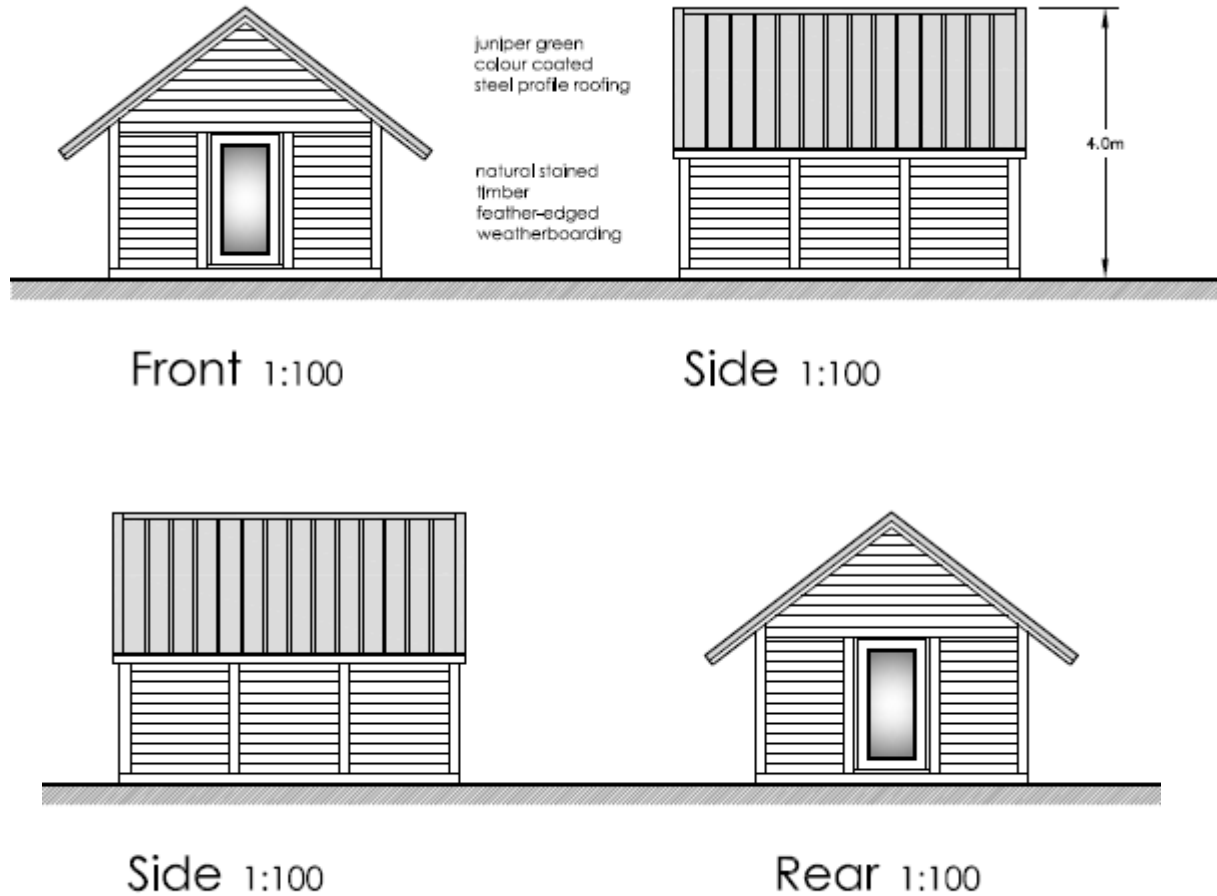
Car park and wash facilities



Car park location



4 Wash facilities



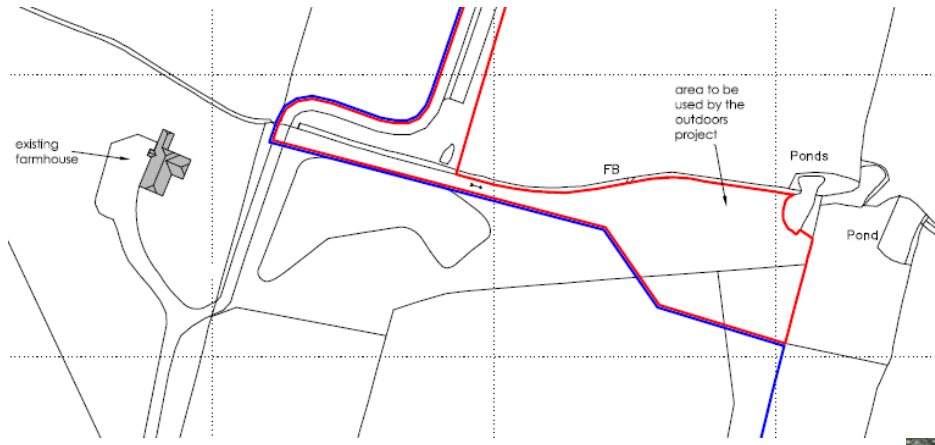
Length – 5m

Width – 4m

Height – 4m

Floorspace – 20sqm





Schools Project





Camping field



to highways
approval
(2.4x120m visibility
in both directions)

El Sub Sta

visibility looking
left out of the new
entrance has
been agreed to
the centre of the
road (see Allen
Rollings Transport
report)

5,5m wide road
for first 50.0m from
carriageway
edge

new access road
with 1m wide strip
of grass to middle
and with native
hedge & tree
screen planting

SOUTH VIEW



View from proposed access

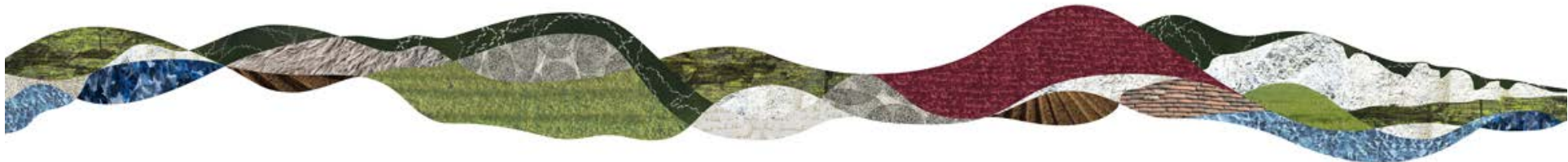


Road position



Recommendation

- That planning permission be granted subject to the conditions set out in Section 10 of this report and the August update sheet.



Additional slides







COMMON LANE

additional
planting where
required

40

38

36

Pond

existing public
footpath to
Ditchling
Common
Country Park
(Ditchling 64b)

maintain min.
3.0m gap in
hedge for
footpath



Road position in westernmost field

Road leading to carpark



(1.9 hectares)

max. 30 pitches

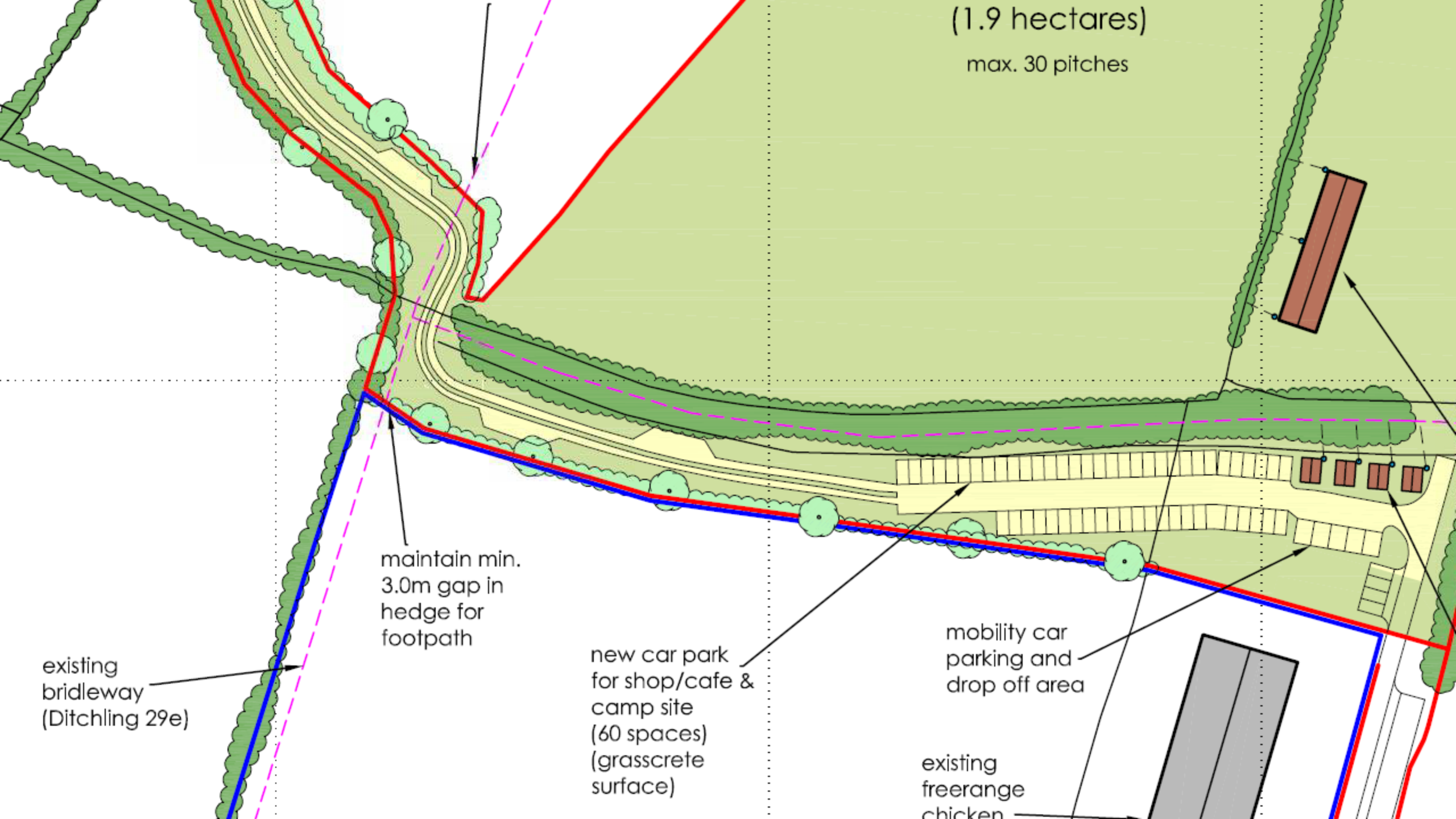
maintain min.
3.0m gap in
hedge for
footpath

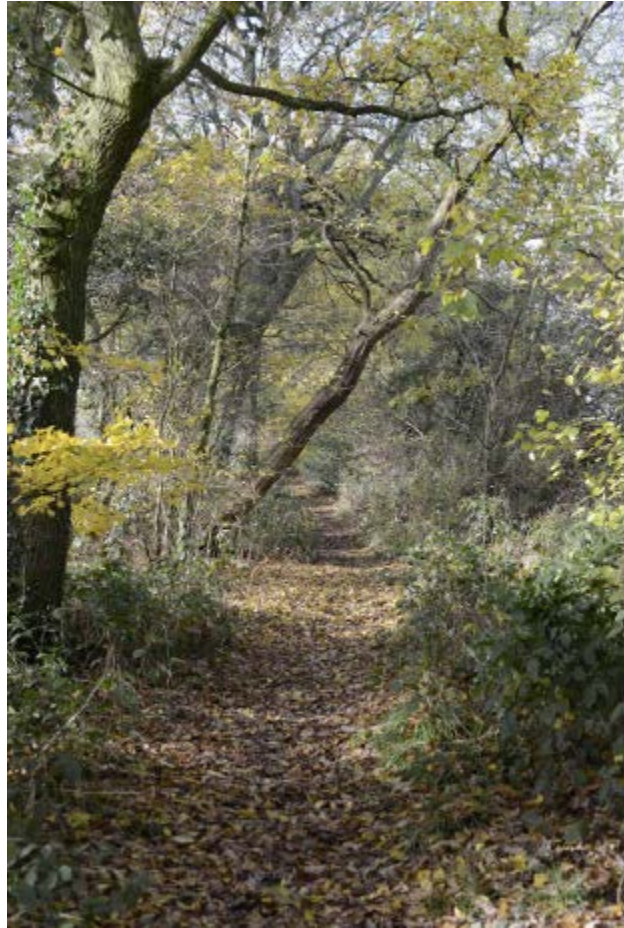
existing
bridleway
(Ditchling 29e)

new car park
for shop/cafe &
camp site
(60 spaces)
(grasscrete
surface)

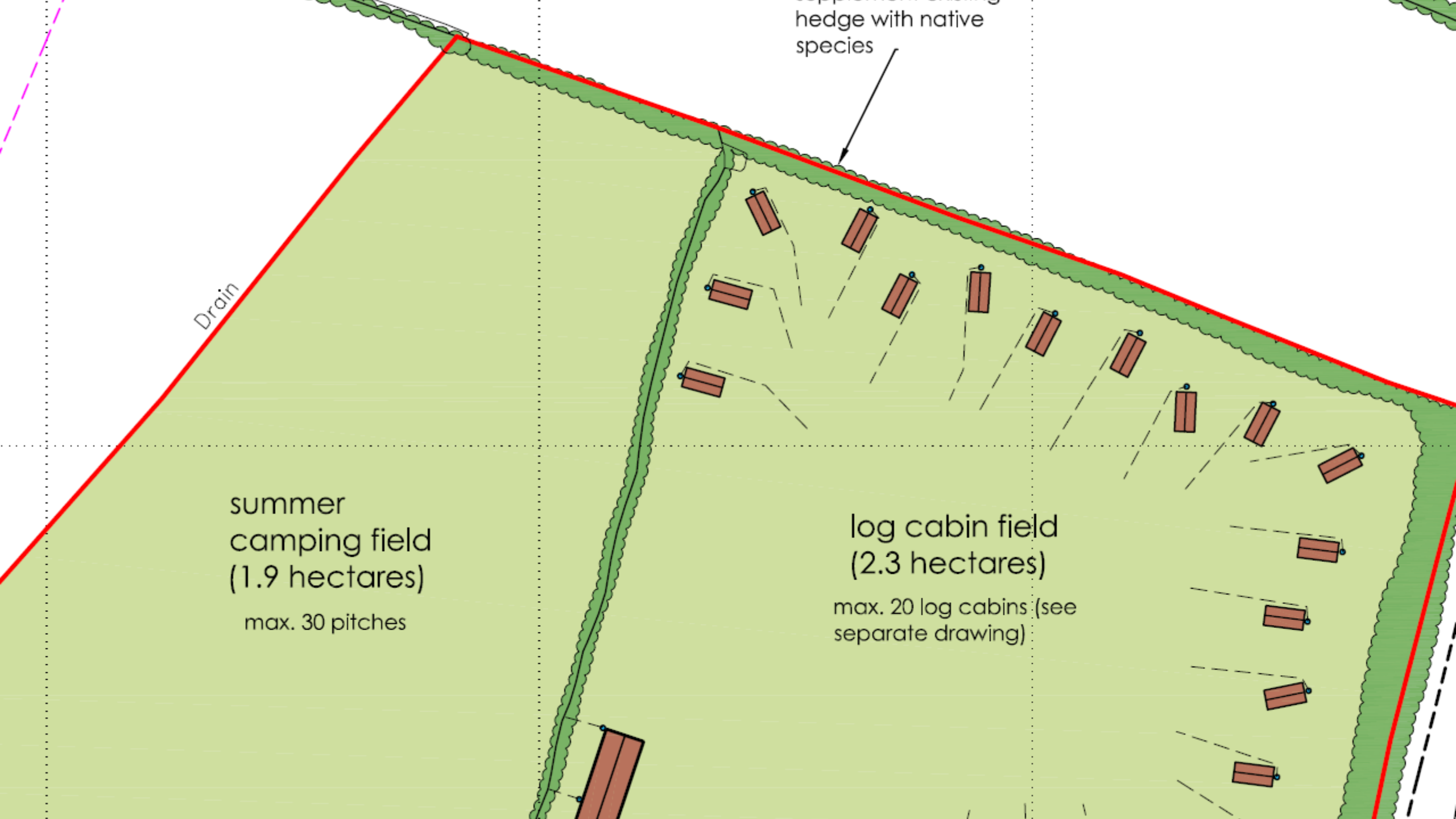
mobility car
parking and
drop off area

existing
freerange
chicken







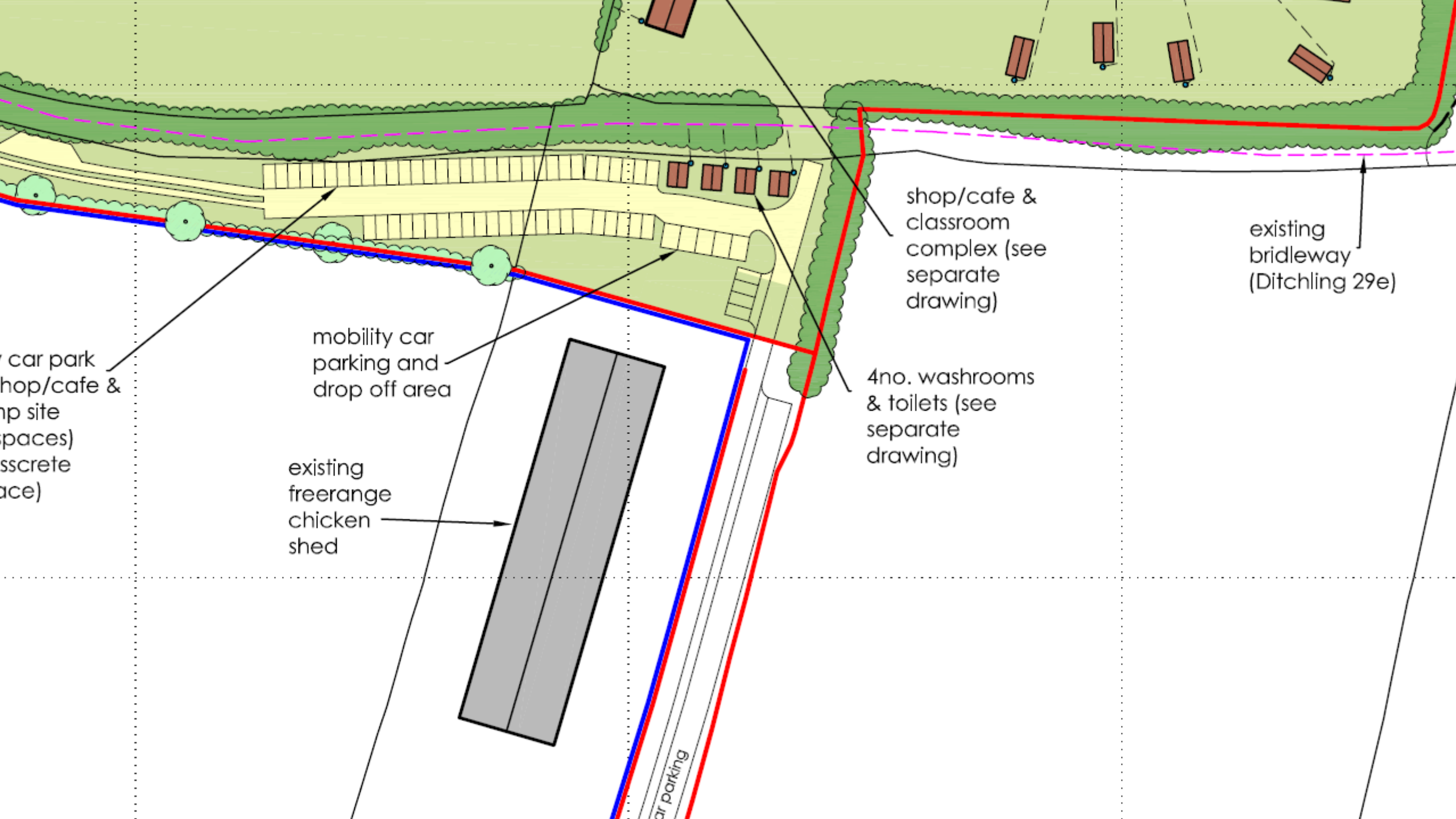


hedge with native species

Drain

summer
camping field
(1.9 hectares)
max. 30 pitches

log cabin field
(2.3 hectares)
max. 20 log cabins (see
separate drawing)





Camping field



