

**Agenda Item 8**  
**Report PC20/21-22**

Report to	<b>Planning Committee</b>
Date	<b>12 November 2020</b>
By	<b>Director of Planning</b>
Title of Report	<b>Draft Camping and Glamping Technical Advice Note (TAN)</b>
Purpose of Report	<b>Approve for consultation the Draft Camping and Glamping Technical Advice Note</b>

**Recommendation: The Committee is recommended to**

- 1) Approve the draft Camping and Glamping Technical Advice Note for public consultation**
- 2) Delegate to the Director of Planning, in consultation with the Planning Committee Chair, authority to make further minor changes to the Technical Advice Note prior to public consultation.**

**I. Summary**

- I.1 The South Downs Local Plan (SDLP) was adopted on 2 July 2019 and includes Strategic Policy SD23: Sustainable Tourism. Along with compliance with all other relevant policies, this Policy sets out criteria for development proposals for visitor accommodation, visitor attractions and recreational facilities. This Technical Advice Note (TAN) is one of a number of SPDs and technical advice notes that are being prepared by the Authority following the adoption of the Local Plan, which aim to assist with its implementation.
- I.2 The Camping and Glamping Technical Advice Note (TAN), referred to hereafter as the 'Camping and Glamping TAN', provides additional information and has been produced to help guide applicants and agents when applying for planning permission for camping and glamping tourism accommodation. This document should be read alongside policies in the South Downs Local Plan (SDLP) and the Partnership Management Plan (PMP). On adoption, the TAN will be a material consideration that will be taken into account by decision makers at the Authority and the host authorities when determining planning applications for camping and glamping.  
  
The purpose of the Camping and Glamping TAN is to give clear direction to all those who will be submitting a planning application for new camping or glamping development in the SDNP. This TAN refers to camping and glamping tourist accommodation only. The draft TAN forms **Appendix I** of this report.
- I.3 Technical Advice Notes do not require public consultation as per the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). However, officers recommend that there should be a limited consultation with statutory consultees (Parish Councils), tourism specialists and members of our Agents' Forum.
- I.4 Planning Committee Members are therefore asked to approve for public consultation the draft Camping and Glamping TAN.

## 2. Structure and Key Requirements

### 2.1 The Camping and Glamping TAN has five objectives:

- Explain the special qualities of the National Park that attract campers and glampers to the area
- Explain how to make an appropriate planning application for camping or glamping within the sensitive landscape of the National Park
- Explain how to meet Local Plan Policies especially Policy SD23: Sustainable Tourism
- Provide information on permitted development and other planning matters
- Provide further information on sustainable tourism in the National Park

#### Camping and Glamping Technical Advice Note

- 2.2 This TAN explains how camping and glamping applications can meet both national park purposes by both providing great places for people to camp or glamp and enjoy the special qualities of the National Park whilst conserving and enhancing its landscape, wildlife and cultural heritage. Camping and glamping development should contribute to the National Park's First Purpose and not detract from it.
- 2.3 The TAN has six parts. It firstly introduces the reader to the National Park, setting out a brief context to the purposes and duty and the Glover Review. Secondly, the National Park as a tourist attraction and the Special Qualities. Thirdly, the Policies and Strategies that will inform planning applications, with links to the Partnership Management Plan and outcomes, the Local Plan, a link to Neighbourhood Plans and the Tourism Strategy.
- 2.4 Section four expands upon policy SD23: Sustainable Tourism. It adds further context to each point of the policy, to provide clarity to applicants on how to fulfil the requirements. There is also a list of other policies that may be relevant to a camping or glamping application. Section five sets out useful information to help toward acquiring planning permission. It includes pre-application advice, permitted development, temporary permissions and CIL. Lastly, the TAN has a section on wild camping and funding/grants.
- 2.5 The aim of the Camping and Glamping TAN is to provide clear guidance, to applicants who need further information on Camping and Glamping within the National Park. The TAN will provide clarity and consolidate planning information into one document, whilst clearly sign posting the full versions of planning documentation. The TAN will become a material consideration that will be taken into account by decision makers at the Authority and the host authorities<sup>1</sup> when determining planning applications for camping and glamping.

## 3. Next stages

- 3.1 Planning Committee is recommended to approve the draft version of the Camping and Glamping TAN presented at **Appendix I** for public consultation for a period of six weeks. This will incorporate any changes suggested by Planning Committee. The anticipated timetable for the Camping and Glamping TAN is as follows:

<b>12 November 2020</b>	Planning Committee authorises the draft TAN for consultation
<b>16 Nov – 20 Nov</b>	Address comments made by Planning Committee
<b>Nov – Jan 2021</b>	6 week targeted consultation
<b>Jan 2021</b>	Produce consultation statement giving summary of main issues raised and how these have been addressed (including explaining where revisions have been made to the document)
<b>Jan/Feb 2021</b>	Consultation statement along with amended TAN made public
<b>Feb 2020</b>	Director of Planning approves revised TAN under Delegated Powers

<sup>1</sup> Host Authorities; Winchester District Council, East Hampshire District Council, Chichester District Council, Horsham District Council and Lewes District Council

- 3.2 When the consultation is carried out the main issues raised will be summarised in a consultation statement, which will be made publically available along with the amended TAN.
- 3.3 The Camping and Glamping TAN will be a material consideration in the determination of planning applications.

#### 4. Other Implications

Implication	Yes*/No
Will further decisions be required by another committee/full authority?	None.
Does the proposal raise any Resource implications?	The TAN has been produced using internal resources, written primarily by Planning Policy with input from CPM and Development Management.
Has due regard been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010?	Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equalities Act 2010. The Camping and Glamping TAN will guide applicants to ensure appropriate camping and glamping applications that will benefit all persons including those with a protected characteristic.
Are there any Human Rights implications arising from the proposal?	None.
Are there any Crime & Disorder implications arising from the proposal?	None.
Are there any Health & Safety implications arising from the proposal?	None.
Are there any Sustainability implications based on the 5 principles set out in the SDNPA Sustainability Strategy?	<p>1.Living within environmental limits</p> <p>The TAN supports policy SD23 and the expectation that this additional guidance will contribute to ecosystem services, while conserving and enhancing the landscape.</p> <p>2. Ensuring a strong healthy and just society</p> <p>Provision of appropriate camping and glamping development will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities of the National Park.</p> <p>3.Achieving a sustainable economy</p> <p>Provision of appropriate camping and glamping development will support farm diversification and local enterprise that will sustainably support the economy of the National Park.</p>

## 5. Risks Associated with the Proposed Decision

Risk	Likelihood	Impact	Mitigation
Consultation on the TAN attracts significant objection, thereby damaging the reputation of SDNPA and/or undermining the adopted South Downs Local Plan.	2	2	<p>The TAN clearly links to adopted Local Plan policies that have been subject to independent examination.</p> <p>Where objections are made, they will be considered and where appropriate the TAN will be revised to take into account concerns that have been raised.</p>
Increase in Covid-19 restrictions results in the South Downs Centre being closed during the consultation with failure to meet the Statement of Community Involvement (SCI) requirement to make copies available. Consultation postponed as a result.	3	5	<p>If local restrictions were to be increased, we would review the situation and take all necessary actions to meet both national and local guidance.</p> <p>The SCI is due to be updated this year. When this happens it could be amended to require making copies available on the SDNPA website rather than hard copies. This amendment to the SCI would still comply with the legal requirements for planning consultation as the law was recently changed to allow copies to be made available online only.</p>

### TIM SLANEY

#### Director of Planning

#### South Downs National Park Authority

Contact Officer: Hannah Collier

Tel: 01730 819345 (currently diverted to 07471 997343)

email: [Hannah.collier@southdowns.gov.uk](mailto:Hannah.collier@southdowns.gov.uk)

Appendices I. Draft Camping and Glamping Technical Advice Note

SDNPA Consultees Legal Services; Chief Finance Officer; Monitoring Officer; Director of Planning

External Consultees None

Background Documents South Downs Local Plan 2014-33  
[https://www.southdowns.gov.uk/wp-content/uploads/2019/07/SD\\_LocalPlan\\_2019\\_17Wb.pdf](https://www.southdowns.gov.uk/wp-content/uploads/2019/07/SD_LocalPlan_2019_17Wb.pdf)  
 Partnership Management Plan  
[https://www.southdowns.gov.uk/wp-content/uploads/2020/04/SDNP\\_PMP\\_20-25\\_F\\_21-FINAL.pdf](https://www.southdowns.gov.uk/wp-content/uploads/2020/04/SDNP_PMP_20-25_F_21-FINAL.pdf)  
 Tourism Strategy (2015-2020)  
[https://www.southdowns.gov.uk/wp-content/uploads/2015/10/PP\\_2015October-13-Agenda-Item-9-Appendix-1.pdf](https://www.southdowns.gov.uk/wp-content/uploads/2015/10/PP_2015October-13-Agenda-Item-9-Appendix-1.pdf)

**South Downs National Park**

**Camping and Glamping Technical Advice Note (TAN)**

**November 2020**

<b>Introduction.....</b>	<b>3</b>
Objectives of the TAN.....	3
Consultation information.....	3
<b>Camping in the National Park.....</b>	<b>4</b>
Purposes and Duty.....	4
Glover Review.....	5
<b>The National Park as a Tourist Attraction.....</b>	<b>6</b>
The Special Qualities.....	6
Dark Night Skies.....	6
<b>SDNPA Policies &amp; Strategies.....</b>	<b>7</b>
Partnership Management Plan, South Downs Local Plan, Neighbourhood Plans, Tourism Strategy.....	8
<b>Planning Policy.....</b>	<b>9</b>
Policy SD23: Sustainable Tourism, .....	9
Other Planning Policies.....	11
Ecosystems Services and Jill's Campsite Diagram.....	13
<b>Do I need planning permission?.....</b>	<b>14</b>
Pre application advice, permitted development.....	14
30 day and 56 day rule, Temporary permissions, .....	15
Operational months, Community Infrastructure Levy .....	16
<b>Further information on sustainable tourism.....</b>	<b>17</b>
Wild camping, Economic Development Grants.....	18
Further information and glossary.....	19

## **Introduction**

This Technical Advice Note (TAN) has been produced to help guide applicants and agents when applying for planning permission for camping and glamping tourism accommodation. This document should be read alongside policies in the South Downs Local Plan (SDLP)<sup>1</sup> and the Partnership Management Plan (PMP)<sup>2</sup>.

On adoption the TAN will be a material consideration that will be taken into account by decision makers at the Authority and the host authorities<sup>3</sup> when determining planning applications for camping and glamping.

### **The objectives of this TAN are:**

- Explain the special qualities of the National Park that attract campers and glampers to the area
- Explain how to make an appropriate planning application for camping or glamping within the sensitive landscape of the National Park
- Explain How to meet Local Plan Policies especially Policy SD23: Sustainable Tourism
- Provide information on permitted development and other planning matters
- Provide further information on sustainable tourism in the National Park

## **Consultation**

We will be consulting on the Camping and Glamping TAN for six weeks from Monday 30 November to Monday 11 January 2021.

We will be consulting with our Statutory Consultees (including Parish Councils), Host Authorities, tourism specialists including the National Trust and members of our Agents' Forum.

---

<sup>1</sup> South Downs National Park Authority, 2019, South Downs Local Plan: [https://www.southdowns.gov.uk/wp-content/uploads/2019/07/SD\\_LocalPlan\\_2019\\_17Wb.pdf](https://www.southdowns.gov.uk/wp-content/uploads/2019/07/SD_LocalPlan_2019_17Wb.pdf)

<sup>2</sup> South Downs National Park Authority, 2020, Partnership Management Plan: [https://www.southdowns.gov.uk/wp-content/uploads/2020/04/SDNP\\_PMP\\_20-25\\_F\\_21-FINAL.pdf](https://www.southdowns.gov.uk/wp-content/uploads/2020/04/SDNP_PMP_20-25_F_21-FINAL.pdf)

<sup>3</sup> Host Authorities; Winchester District Council, East Hampshire District Council, Chichester District Council, Horsham District Council and Lewes District Council

## Camping and Glamping in the National Park

The South Downs National Park (SDNP) came into existence in 2010 and the South Downs National Park Authority (SDNPA) was established as the Local Planning Authority in 2011.

Tourism is a vital part of the economy of the SDNP. It attracts over 19 million visitors annually, with 18.4 million day visitors and 641,900 people staying overnight. These visitors contributed to £436.810 million of GVA to the National Park, with staying visitors accounting for £125.99 million annually. The most popular activity in the National Park is walking, followed by visiting a pub/tea room/café and then shopping. Visiting a historic house or garden and wildlife watching were also popular activities. Camping and glamping have risen in popularity recently both nationally and in the National Park, and evidence shows that glamping businesses, which have opened in the National Park have quickly found a strong market.

## Purposes and Duty

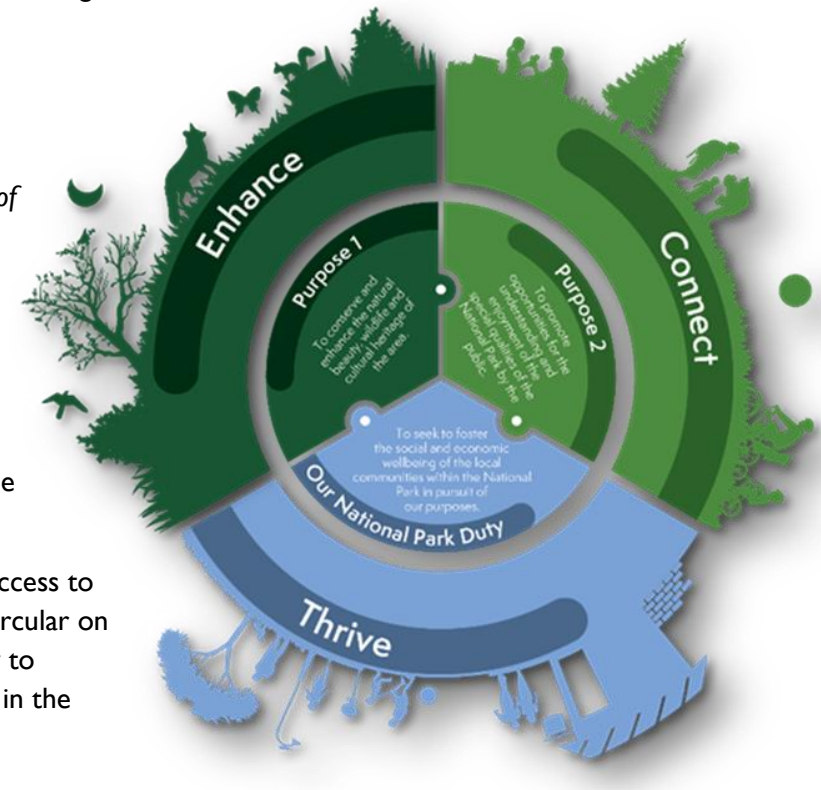
The National Park purposes are:

1. *To conserve and enhance the natural beauty, wildlife and cultural heritage of the area*
2. *To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public*

The National Park Authority also has a duty when carrying out the purposes: To seek to foster the economic and social well-being of the local communities within the National Park.

Public bodies, and statutory undertakers such as utility companies, when undertaking any activity which may have an impact on the designated area, have a duty to have regard to these purposes.

The statutory purposes and duty for national parks are specified in the National Parks and Access to Countryside Act 1949, as amended by the Environment Act 1995. The DEFRA Vision and Circular on English National Parks and the Broads provides guidance to national park authorities on how to achieve their purposes and duty. The purposes and duty are set out in Figure 3 as illustrated in the Partnership Management Plan.





*Figure 1 SDNPA Purposes and Duty*

The first purpose of the National Park will be given greater weight in a case where there is a significant conflict between the two purposes. This TAN will explain how camping and glamping applications can meet both purposes by both providing great places for people to camp or glamp and enjoy the special qualities of the National Park whilst conserving and enhancing its landscape, wildlife and cultural heritage. Camping and glamping development should contribute to the National Park's first purpose and not detract from it. This is especially important now as there are higher levels of campsite applications, as people are choosing 'staycations' over travelling abroad.

### The Glover Review

**“We want our national landscapes to work together with big ambitions, so they are happier, healthier, greener, more beautiful and open to everyone.” – Julian Glover, front page of the Landscapes Review**

Published in September 2019, the Landscape review<sup>4</sup> (also known as the Glover Review) written by Julian Glover was a comprehensive look at protected landscapes. Within the review, it listed 27 proposals to work towards landscape reform. Tourism will play a part in this, as set out in Proposal 14: National landscapes supported to become leaders in sustainable tourism.

National Parks were created in part to provide an open healing space. As our country is “changing fast. It is becoming more diverse. More Urban. Much busier. New forms of farming, carbon emission, the sprawl of housing, new technology and social shifts have changed the relationship between people and the countryside...” (page 7) New campsites in the National Park can provide low-cost and well-designed tourist accommodation. Benefits from the human interaction with nature going beyond the physical. Glover noted the GROW<sup>5</sup> Project that was delivered by the SDNPA eastern area ranger team, on page 99 of his report. By enabling individuals to access the natural environment more regularly, 87% of participants reported a “significant or great benefit to their mental health.” With a further 67% had benefits to their physical health.

---

<sup>4</sup> Julian Glover, 2019, Landscapes Review: National Parks and AONBs:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/833726/landscapes-review-final-report.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/833726/landscapes-review-final-report.pdf)

<sup>5</sup> South Downs National Park Authority, GROW Project: <https://www.southdowns.gov.uk/grow-project-importance-connecting-nature/>

## The South Downs as a Tourist Attraction

The SDNP is an extraordinarily beautiful part of the country and offers a unique experience for visitors. The National Park covers over 1600km<sup>2</sup> of England's most valued lowland landscapes shaped over millennia by people who lived and worked here. There is the historic city of Winchester to the west, through to Butser Hill and Petersfield, over to the historic county town of Lewes and the iconic Seven Sisters.

The SDNP was designated as a National Park in recognition of its exceptional natural beauty. The special qualities of the SDNP can be seen in figure 2, figure 3 provides a snapshot of the National Park with key facts and figures and figure 3 explains that it is an international dark night sky reserve.

In May 2016 the South Downs National Park became the world's newest International Dark Sky Reserve (IDSR). We think our star-studded skies overhead are as valuable as our beautiful rolling landscapes and, with properly dark skies in the South East of England under threat, this is a statement that the skies of the South Downs are worth protecting.

Dark Night Skies are a special quality of the South Downs and benefit both people and wildlife. 'Dark Skies' are generally defined as skies relatively free of light pollution where people can see a clear starry sky and Milky Way. However, the impact of light pollution is not confined to the visibility of stars and a nuisance to humans. Evidence is showing that light can be very disruptive to many species, some mentioned earlier such as bats and birds. In terms of migration, body clocks and ecosystem integrity. Some species need a dark habitat and although the SDNPA wants as many people as possible to enjoy the special qualities but not at the cost of our natural environment.

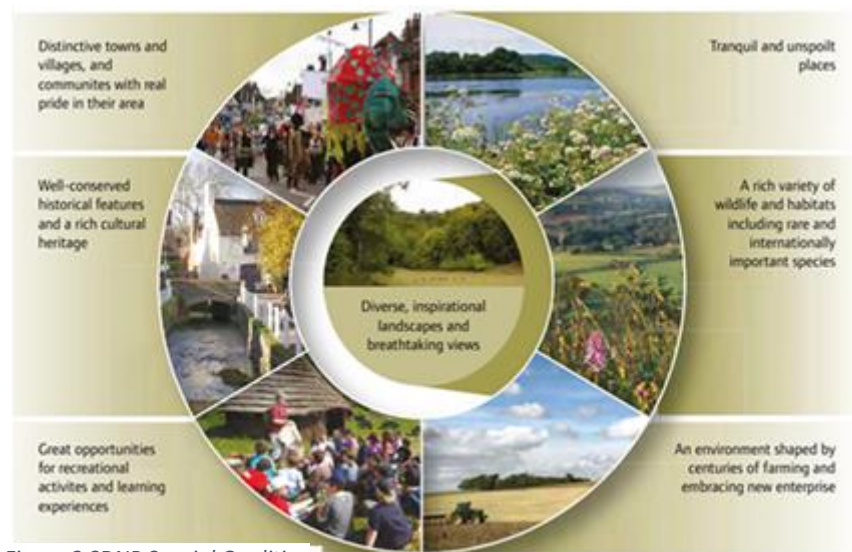


Figure 2 SDNP Special Qualities



Figure 3 PMP Info Graphic

## SDNPA Policies and Strategies

This section sets out the policy and guidance that applicants should be aware of when making a planning application.

### The Partnership Management Plan (PMP)<sup>6</sup>

- The PMP sets out the over-arching five-year strategy for the management of the SDNP. The Plan sets out strategic themes and 10 outcomes which set where the National Park would like to be by 2050. Outcome 5 and 10 relate to camping and glamping;
- Outcome 5: *Outstanding Experiences* which relate to the National Park for all, improving accessibility and encouraging sustainable transport.
- Outcome 10: *Great Places to work* which relates to strengthening enterprise, increasing destination awareness and promoting sustainable tourism.

### South Downs Local Plan (SDLP)<sup>7</sup>

- The SDLP is the first local plan to cover the SDNP in its entirety and establishes the strategic planning policy framework. It is a landscape-led plan that seeks to deliver multiple ecosystems services and sets out how the Authority will manage development over the next 15 years.

### Neighbourhood Development Plans (NDP)

- At a local level, neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. When a NDP is 'made' (adopted), it becomes part of the development plan for the National Park, and its policies will be used to determine planning applications within the relevant parish alongside the Local Plan and mineral and waste plans. When making a planning application you should check on our website whether there is an NDP for the area: <https://www.southdowns.gov.uk/planning-policy/neighbourhood-planning/neighbourhood-development-plans/>

### Tourism Strategy (2015-2020)<sup>8</sup>

- The Strategy promotes a sustainable approach to the development of tourism, so that visitors can enjoy more of the National Park without compromising its special qualities. It will be reviewed shortly for the next 5-year period. The Strategy identifies four different visitor themes: *Adventure, Cultural, Natural and Working Lands*.

---

<sup>6</sup> South Downs National Park Authority, Partnership Management Plan: [https://www.southdowns.gov.uk/wp-content/uploads/2020/04/SD\\_PMP\\_2019\\_F\\_22-FINAL.pdf](https://www.southdowns.gov.uk/wp-content/uploads/2020/04/SD_PMP_2019_F_22-FINAL.pdf)

<sup>7</sup> South Downs National Park Authority, South Downs Local Plan: [https://www.southdowns.gov.uk/wp-content/uploads/2019/07/SD\\_LocalPlan\\_2019\\_17Wb.pdf](https://www.southdowns.gov.uk/wp-content/uploads/2019/07/SD_LocalPlan_2019_17Wb.pdf)

<sup>8</sup> South Downs National Park Authority, Tourism Strategy (2015-2020): [https://www.southdowns.gov.uk/wp-content/uploads/2015/10/PP\\_2015October-13-Agenda-Item-9-Appendix-I.pdf](https://www.southdowns.gov.uk/wp-content/uploads/2015/10/PP_2015October-13-Agenda-Item-9-Appendix-I.pdf)

## Planning Policy

Strategic Policy SD23: Sustainable Tourism is the main Local Plan policy that applications for camping and glamping need to comply with. We set out below and explain the criteria of the policy that are relevant to camping and glamping.

The SDLP is landscape led and sets out a gentle balance between development and the landscape itself. This section of the document is to inform how camping can take place in the National Park, in a sustainable way. In the National Park, landscape plays a key role in how a development location, layout and design should evolve. As part of the evidence for the Local Plan and for planning applications, all applicants should refer to the [South Downs Integrated Landscape Character Assessment \(SDILCA\)](#)<sup>9</sup>. This tool can be used by communities, and potential developers, to assess the condition of their landscape and attribute value to certain aspects. The distinct character of a site opportunities within that landscape can then be understood. The [Viewshed Study](#)<sup>10</sup> may also be useful. This document takes 120 of the most widely known views and landmarks in the National Park and maps them using computer modelling to a 35 kilometre distance. These plots of views are called Zone of Theoretical Visibility (ZTVs), which are used to help assess and understand the impact of visible change in the views.

Camping can provide low cost, overnight stays within the beauty of the natural landscape. Have in mind the type of visitor you may attract, due to location, for example, nearby long distant pathways for ramblers, or a particular yearly event. It may also be helpful within a proposal to state your target audience, along with seasonality.

Please note that throughout this section the term ‘campsite’ is used to reflect all tenures and types of camping, glamping. This is used for simplicity but is meant to encompass all types of camping/glamping development.

### SD23: Sustainable Tourism

**I. Development proposals for visitor accommodation, visitor attractions and recreation facilities will be permitted where it is demonstrated that:**

**a) The proposals will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities;**

The principle of well-designed and thoughtfully located accommodation can help people enjoy the special qualities. Campsite owners can provide an informal education to their visitors about the National Park, increasing their sense of guardianship and pride. Campsites could provide activities for children

<sup>9</sup> South Downs National Park Authority, South Downs Integrated Landscape Character Assessment 2020: <https://www.southdowns.gov.uk/planning-policy/landscape-character-assessments/south-downs-integrated-landscape-character-assessment/south-downs-integrated-landscape-character-assessment-ilca-2020/>

<sup>10</sup> South Downs National Park Authority, Viewshed Study: <https://www.southdowns.gov.uk/wp-content/uploads/2015/10/Viewshed-Study-Report.pdf>

that involve them in the countryside such as wildflower walks, information boards about local habitats and the animals that live there, maps of the night sky and stars, local orchards and treasure trails.

**b) The design and location of the development minimises the need for travel by private car and encourages access and/or subsequent travel by sustainable means, including public transport, walking, cycling or horse riding;**

Campsites that are situated close to public transport reduce the need to drive. Minimising the use of the private car can add to tranquillity and wider climate change mitigation. Sites that are well linked to Public Rights of Way encourage visitors to walk instead of taking a car to nearby facilities. Sustainable transport should be incorporated into the overall design. Applicants should consider provision of cycle parking, links to Public Rights of Way and electric car hook ups.

**c) Development proposals will not detract from the experience of visitors or adversely affect the character, historical significance, appearance or amenity of the area;**

New camp sites should not detract from the special qualities of the National park, for example, by lessening tranquillity or blocking views. Development should enhance the experience for visitors but should take into consideration the wider amenity and character beyond the development boundary. Any development should be sensitively designed, following a landscape-led approach (see Policy SD5: Design).

**d) Development proposals make use of existing buildings, and, if no suitable existing buildings are available, the design of any new buildings are sensitive to the character and setting;**

Developments that can make use of or redevelop existing buildings, such as redundant barns will be supported, and reference should be made to Policy SD4I: Conversion of Redundant Agricultural or Forestry Buildings. When there are no suitable buildings available for conversion, the design of any new buildings should be sensitive to the overall character and setting of the local vicinity, following a landscape-led approach. More information on what is required can be found in the SDLP Figure 5.2 of the SDLP (page 45), Policy SD4: Landscape Character and Policy SD5: Design.

**e) Ancillary facilities are not disproportionately large in relation to the rest of the visitor facilities;**

Ancillary facilities,<sup>11</sup> such as campsite shops or cafes, should not overtake the development in terms of scale and should be proportionate to the overall development size.

---

<sup>11</sup> Ancillary facilities are building(s) that support the function of the primary development. They are not the primary purpose of the site, but are required so the primary purpose can function.



**f) Any proposal does not have an adverse impact on the vitality and viability of town or village centres or assets of community value; and**

This is linked to the previous point. Ancillary facilities such as shops and cafes should not compete with shops and cafes in neighbouring town and village centres. Instead campers and glampers should be encouraged to visit local shops and pubs.

**g) Where proposals are located outside settlement policy boundaries as defined on the Policies Map, they:**

**i. Positively contribute to the natural beauty, wildlife and cultural heritage of the National Park; and**

Policy SD25: Development Strategy identifies a number of settlements across the National Park where the principle of development will be supported and the boundaries of these settlements are shown on the Policies Map. If a site is located outside of the Settlement Policy boundaries, it is deemed as being in the open countryside. Camping and glamping developments must make positive contributions and enhancements to the natural beauty, cultural heritage and wildlife of the National Park in line with its first purpose.

**ii. Are closely associated with other attractions/established tourism uses, including the public rights of way network; or**

Part ii comments on the general locality of a proposed site. A site being nearby to sustainable links such as Public Rights of Way and bridleways is positive, minimising the use of private travel such as cars. Integration of sustainable transport routes, and local connections is favourable. Sites that are nearby to other tourism facilities and attractions means there is more likely to have increased interest in the site. It is then also beneficial for potential visitors as there are things that are easily accessible nearby.

**iii. Are part of farm diversification schemes or endorsed Whole Estate Plans.**

Farm diversification

The history of the South Downs is linked closely to farming, with centuries of cultivation and management which have shaped the landscape of the SDNP. Medieval sheep farmers grazed the chalk grasslands, creating the conditions for fauna and flora to flourish and delivering multiple Ecosystems Services. Today, 85% of the South Downs is farmed, and farmers have diversified into other enterprises such as tourism, vineyards and producing high quality local produce.

As part of a camping or glamping application that is part of a farm diversification scheme, it must explain how the proposal fits within the wider agricultural business. Policy SD40: Farm and Forestry Diversification sets out what would be expected from a farm diversification plan, and how the enterprise will contribute to the first purpose of the National Park. Along with what the applicant thinks will be the expected gains from diversifying into tourism, such as any Higher-Level Stewardship (HLS) or woodland schemes the farm is involved in. Farming is diversifying, and the SDNP wants to support farmers in undertaking tourist enterprises. Campsites as part of a wider farming scheme can work well, by the natural incorporation of

education into the daily on-site activities. Farmers have a lot of local knowledge and expertise, that can be passed on to visitors, along with any local sourced produce.

Whole Estate Plans (WEP)<sup>12</sup>:

Policy SD25: Development Strategy says that positive regard will be given to development proposals that are part of a Whole Estate Plan (WEP) that has been endorsed by the Authority. WEPs are documents prepared by individual landowning organisations. They set out the assets of the organisation and the opportunities and threats the organisation may encounter and describe their plans for the future. WEPs may decide to include information on identified opportunities for camping or glamping. [A guidance note has been prepared by the Authority on WEPs.](#)

It is important to note, that although SD23 is a key SDLP policy for which camping, and glamping proposals will be judged against, the Local Plan needs to be read as a whole, as there will be other policies that relate to your development proposal. There is not an exhaustive list available, as every location, landscape and site will be slightly different. However, we suggest the following policies alongside SD23 are a good starting point:

- SD2: Ecosystems Services

Ecosystems Services are the goods and services that people and society get from the natural environment. The diagram on page 12 highlights some small steps that can be taken to implement and utilise Ecosystems Services. Examples include restoring grassland, using sustainable and locally sourced wood and materials; Reducing and sensitively managing water usage in terms of climate change and wastewater; Looking at what can be done to protect our soils from erosion and degradation and implementation of composting toilets; Avoiding areas of hard standing to reduce water infiltration; Small scale, sensitively designed energy production such as turbines and solar panels. Hedgerows make an important contribution to landscape character, the historic environment, and ecosystems services. Hedgerows, in particular, have an important role, by providing connections between habitats, and these need to be managed and maintained. Restoring hedgerows that may have previously been removed to widen fields can enhance heritage assets and provide appropriate natural screening of a campsite. More information on Ecosystems Services can be found in Policy SD2 of the SDLP, the [Ecosystems Services Technical Advice Note](#)<sup>13</sup> and, on our website.

- SD4: Landscape Character and SD5: Design

These policies set out the requirement for development proposals to adopt a landscape-led approach. This means development should enhance, respect and reinforce the landscape informed by contextual analysis of the local landscape character and built character. Paragraph 5.13 of the SDLP says; The design and layout of proposals should be consistent with local landscape character. Proposals should consider and respond to landscape features and elements, including contours. They should be sited well in the first instance to avoid the need for screening, which could appear incongruous in the landscape. Visual impacts should be considered from relevant vantage points. Design should consider how it can avoid and

---

<sup>12</sup> South Downs National Park Authority, Whole Estate Plans (WEPs): <https://www.southdowns.gov.uk/planning-policy/whole-estate-plans/>

<sup>13</sup> South Downs National Park Authority, Ecosystems Services Householder TAN: <https://www.southdowns.gov.uk/wp-content/uploads/2018/04/Core-06-Ecosystem-Services-Technical-Advice-Note-householder.pdf>

minimise any urbanising/suburbanising impacts, how it can contribute to connections for people and wildlife, have regard to functionality and ensure a high quality and sustainable design.

- SD9: Biodiversity and Geodiversity

Conserving and enhancing wildlife is part of the National Park's first purpose. Opportunities to achieve net gains in biodiversity should be identified and incorporated into the development proposal. The landscape context is helpful to identify opportunities for net gain, for example restoration of a hedgerow. Consideration should be given to opportunities to conserve and enhance habitat connections, opportunities to restore or create priority habitats and opportunities to protect and support the recovery of protected species. Adverse impacts to biodiversity as a direct or indirect result of development must be considered in the first instance, followed by consideration of robust mitigation for any impacts which cannot be avoided. Information should be provided on how the biodiversity of the site will be managed on an ongoing basis.

- SD11: Trees, woodland and hedgerows

The South Downs is the most wooded national park in England and Wales. The trees and woodland are significant features of the landscape, with a high proportion of ancient and veteran trees. Trees and woodland are a significant asset with regard to ecosystem services, contributing to many supporting, provisioning, regulating, and cultural ecosystem services, including for example carbon storage, biodiversity, air quality, and tranquillity. New planting should be appropriate and contribute to the character of the location. If used correctly trees can offer many ecosystems services and local climate change mitigation.

- SD40: Farm and forestry diversification

As part of an overall diversification scheme, a diversification plan must be submitted that sets out the overall proposed development for the site and how it will positively contribute to Purpose One.

- SD48: Climate change and sustainable use of resources

Applicants are strongly encouraged to consider what measures could be incorporated into their proposals. For example, it can be the case that the most sustainable building materials to use are those sourced locally. As suggested in Jill's Campsite on page 12, applicants should think about on-site energy, will the site be on or off grid, water use, retrofitting and having regard to sustainable construction and technologies.

- SD6: Safeguarding Views, SD7: Relative Tranquillity and SD8: Dark Night Skies.



### Jill's Campsite

a. Small, sensitively designed wind turbine to produce green energy

b. Sensitively located solar panel to produce green energy

c. Restored hedgerows to provide ecosystems services, natural screening (where suitable and informed by landscape evidence) and safeguarding routes for wildlife and protected species

d. Locally sourced materials, for locally designed tourist accommodation (not prefabricated/off the shelf pods)

e. Sensitive, downward facing, sensor timed lighting

f. Information boards to increase awareness, understanding and enjoyment of the National Park

g. Tree cover of a type which contributes to the landscape character of the area supports biodiversity, offers natural shading and a barrier (where appropriate), whilst providing local climate change mitigation

h. Increasing biodiversity by leaving areas of grass to grow, or grass restoration. Improves tranquillity, connections to nature and carbon storage

i. Integrating sustainable transport options

j. Using locally and sustainably sourced wood for firepit (natural heat and lighting) k. Composting toilets l. Solar panels on out buildings m. Bird/bat boxes for local wildlife/biodiversity mitigation n. Water management: reed beds to help filter water before returning to wider environment, incorporating of rain gardens or SuDS.

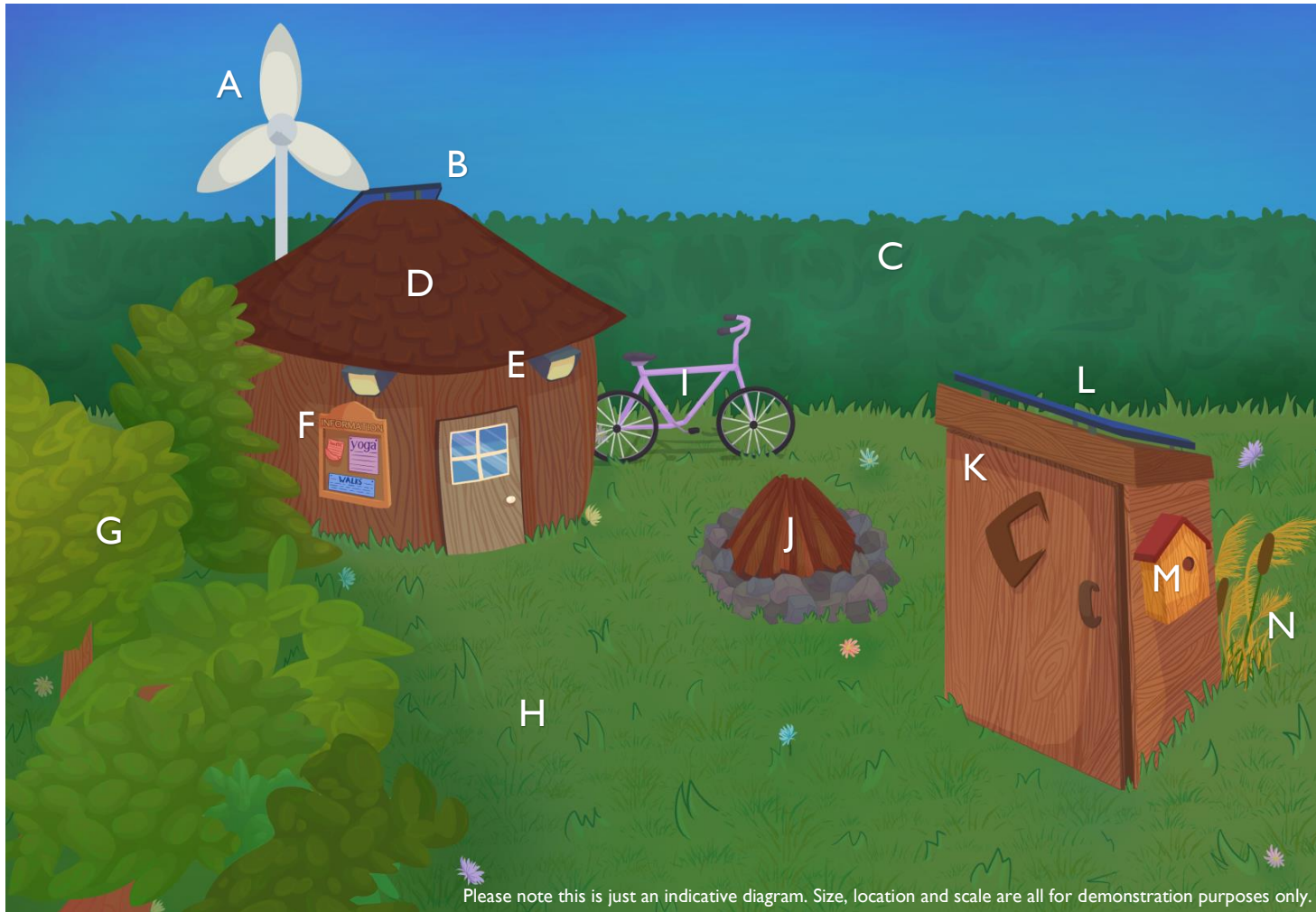


Figure 4 Jill's Campsite - Ecosystems Services

### Do I need planning permission?

Not all camping and glamping schemes will require planning permission, so it is advisable to seek advice from us at the earliest opportunity.

When in doubt, the SDNPA offers a free service that helps applicants know if their proposal will require a planning application. Please note that this is not pre-application advice that is referred to in the next section. More information on this service, a direct link to the proforma can be found here:

<http://www.southdowns.gov.uk/wp-content/uploads/2015/01/DINPP-pro-forma.doc>

### Pre application advice

We would always advise anyone who is thinking of making a planning application for camping or glamping to seek pre-application advice. It can provide an opportunity for an applicant to receive a professional opinion from the local planning authority on a potential application, and highlight from a planning perspective, any concerns or potential issues the application may have. It can also comment on certain considerations the applicant may want to think about, as to how the application can add value to the National Park.

The website has further useful information on [pre-application advice](#), such as information on benefits, steps and fees.

If you are intending on carrying out development work, it is important to contact planning officers or to check on the SDNPA website. The best way to submit a planning application in the National Park is online through the Planning Portal Website. Applications will be automatically forwarded to the correct authority. The planning portal website has both interactive forms that can be completed online, or forms that can be printed and posted in. Our website does cover aspects of applications such as cost, how applications are decided and how long it will take to decide an application:

<https://www.southdowns.gov.uk/planning-applications/apply/>

In order to make the best-informed decisions as planning officers, the right information should be provided. As well as mandatory national requirements, the Authority has a set of local requirements, that can be found on the [local validation list](#).

### Permitted development

Permitted Development (PD) rights refer to work that can be carried out without applying for planning permission. Information on what constitutes as Permitted Development can be found on the Planning Portal website:

[https://www.planningportal.co.uk/info/200187/your\\_responsibilities/37/planning\\_permission/2](https://www.planningportal.co.uk/info/200187/your_responsibilities/37/planning_permission/2)

It is the applicant's responsibility to know for sure if a development can be undertaken under PD rights. PD rights are different in national parks so it is always a good idea to check. If you are unsure whether you need planning permission, it is recommended that you submit a 'Do I Need Planning Permission' request in the first instance, or apply for a Lawful Development Proposal for a formal determination as to whether the proposed camping use is lawful without planning permission for a change of use of the land.

In some instances, activities can be carried out for a set number of days a year as explained in the following section.

### **28-day rule**

Some minor development can be carried out without the need for planning permission and within the confines of planning law. Even within the National Park, landowners are allowed to use land for camping for up to 28 days within a year, without the need for planning permission. These may be referred to as 'pop-up campsites' where applicants are able to test the concept for a campsite, without seeking permanent use. This option may be more suitable for basic campsites as it may be harder for glamping development to be established in just 28 days.

If indeed planning permission is not required, it is still advisable to contact the relevant Parish or Town Council and neighbours to make them aware of any possible increase in activity on the site. It is important to add, that any landowner exceeding the 28 days in a year may be liable to planning enforcement action or be required to apply for retrospective planning permission. However, due to the Covid-19 pandemic, certain aspects of the 28-day rule have been temporarily updated. Please see below.

### **Covid-19 temporary changes to the rule**

The Government updated the Town and Country Planning General Permitted Development Order regulations, in light of the Coronavirus pandemic. From July 2020 noted that between the dates of 1 July 2020 and 31 December 2020, a site can now be used for additional temporary use for a further 28 days, which makes 56 days in total. This includes any temporary structures that are needed on site for the use, for example a toilet cubicle. There are still certain circumstances where the 28 days may still apply, if a development is within a curtilage of a listed building or a scheduled ancient monument (Part 12A, paragraph A1 b/c.) Currently these temporary changes are set to expire 31 December 2020.

The changes to the regulations can be found here: <https://www.legislation.gov.uk/ukxi/2020/412/article/3/made>

### **Temporary Permissions**

Grant of temporary permission may be applied by the Authority in cases where the principle of development is on balance deemed acceptable but where there is uncertainty as to the actual effects and a more intense use of a site and resultant noise or visual impacts could have an impact on tranquillity and other perceptual landscape qualities. Temporary permission allows these impacts to be assessed over a limited period, and if proven to be acceptable, permanent permission may then be applied for.

The flexibility of temporary permission can mean that applicants can assess the viability of a campsite over a period of time, for example three months of a summer season. We would expect that if the temporary permission was deemed successful by the applicant, permanent permission would be sought. If any issues arise during the period of temporary permission, it should be demonstrated that these are capable of being overcome

### Operational months

Another aspect to consider is the time of year the campsite will be open. Policy SD23 states that the Authority supports a year-round visitor economy, however, camping and glamping is very much a seasonal activity. Applications can consider measures to extend the season, for example providing yurts and shepherd huts as well as camping pitches.

Operational months can affect the viability of a site. Opening a campsite under 28-day PD rights gives the applicant a chance to see if there is interest for extending the opening period. However, even with a short operational period for example, May to the end of September, full planning permission must be sought, and conditions will be put in place.

### Community Infrastructure Levy<sup>14</sup>

The SDNPA is a 'CIL' (Community Infrastructure Levy) charging authority. Within the SDNP you may need to pay the levy if you are undertaking development which creates new residential or retail floor space.

Within the SDNP, residential development includes the creation of holiday lets, but not pitches for tents. For example, permanently sited pods and glamping tents may have to pay the levy, but small 'pitch up' style tents would not.

The charge associated with CIL is non-negotiable and is charged on £ per metres squared, this information is set out in the SDNP Charging Schedule. For residential within the National Park, there are two geographical 'zones' associated, zone one £150.00 and zone two £200.00 (plus indexation). In some cases, these charges may be relevant for tourism/glamping accommodation. Zone one covers the settlements of Liss, Petersfield, Midhurst, Petworth and Lewes. Zone two covers all other areas. The maps associated with these charges can be found in the SDNPA CIL Charging Schedule.

For more information about CIL, [please visit the SDNPA website](#) or the government's website or email [cil@southdowns.gov.uk](mailto:cil@southdowns.gov.uk).

---

<sup>14</sup> South Downs National Park Authority, Community Infrastructure Levy (CIL): <https://www.southdowns.gov.uk/community-infrastructure-levy/>

## Further information on sustainable tourism

Day visitors from outside the National Park make up the largest proportion of visitors (39% in both 2018 and 2015) and overnight visitors staying within the park the smallest. Couples were the most common party type (37%) particularly among staying visitors (47%). Families accounted for 28% of visitors – but they were less likely to be staying visitors (23% of staying visitors described themselves as families). Your application for camping and glamping will help us increase the amount of low cost overnight accommodation in the National Park.

### Good guide to camping

The Countryside Code is a useful tool to pass onto visitors to the campsite. The code is general public advice to visitors on how to enjoy the countryside whilst remembering to respect, protect and enjoy. The code explains why it is important to plan ahead, stay safe, control your dog near livestock and prevent fires.

Passing on the knowledge to respect other people, members of the community and visitors. That actions can affect peoples lives and livelihoods. Incorporating thoughtful design and education into a potential site, so that respect and considering the local community is engrained. If the potential site is located on a farm, education on animals and farm vehicles could be beneficial.

Using the countryside code to help educate visitors is welcomed by the Authority.



## Wild Camping

Wild Camping is an overarching term, given to camping outside the confines of a campsite, in the open countryside. It is currently illegal in England. Wild camping is pitching up a tent anywhere in the countryside, without asking consent of the landowner.



Wild camping is not a planning issue, as the person part taking in the activity does not seek planning permission to do so. A campsite cannot be referred to as “a wild camping campsite”, because there will be certain rules for being on that site and does not fall into that definition of wild camping.

#### **Economic Development Grants**

Information on Business and Economic Development can be found on our grants and funding page - <https://www.southdowns.gov.uk/national-park-authority/our-communities/grants-and-funding/>. There are several links to the different available options and contact details for somebody to talk to at the National Park Authority.

### Further Information

South Downs National Park Authority - <https://www.southdowns.gov.uk/>

Campsite in the South Downs - <https://www.southdowns.gov.uk/where-to-stay/camping-glamping/>

NFU - <https://www.nfuonline.com/about-us/our-offices/south-east/>

Camping and Caravanning Club - <https://www.campingandcaravanningclub.co.uk/>

National Trust (SDNP) - <https://www.nationaltrust.org.uk/days-out/regionlondonsoutheast/south-downs>

South Downs Farmers - <http://southdownsfarming.com/>

Countryside Code - <https://www.gov.uk/government/publications/the-countryside-code/countryside-code-full-online-version>

### Glossary

South Downs National Park Authority: *SDNPA*

Partnership Management Plan: *PMP*

South Downs Local Plan: *SDLP*

Neighbourhood Development Plans: *NDP*

Whole Estate Plans: *WEP*

Habitats Regulation Assessment: *HRA*

Community Infrastructure Levy: *CIL*

This page is intentionally left blank