

Report to **Planning Committee**

Date **11 November 2021**

By **Director of Planning**

Local Authority **East Hampshire District Council**

Application Number **SDNP/21/04144/FUL**

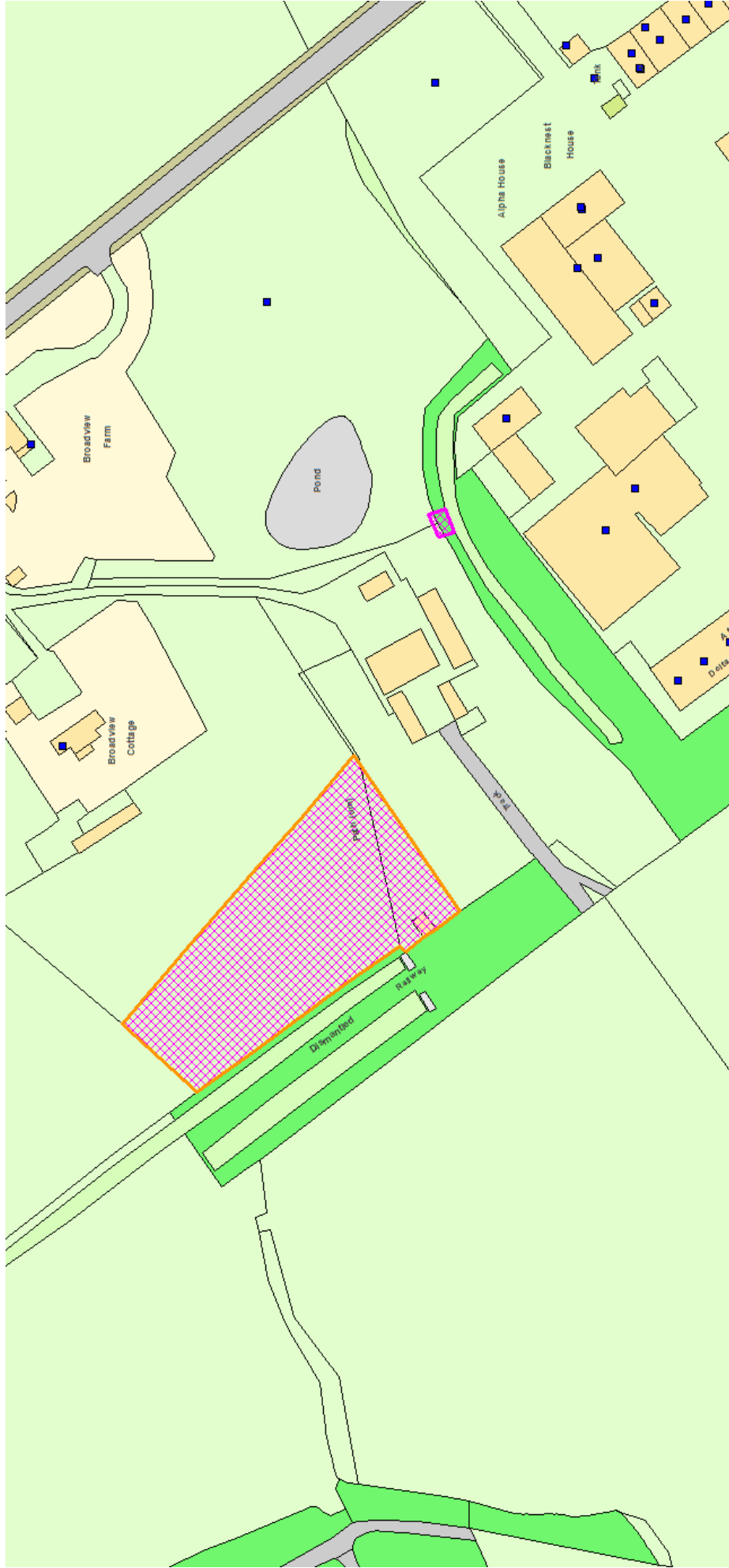
Applicant **Mr J Cullen**

Application **Change of use of agricultural land to glamping site to include 6 timber framed glamping tents for holiday accommodation all year round, with associated parking.**

Address **Broadview Farm, Blacknest Road, Binsted, Alton, GU34 4PX.**

Recommendation: That planning permission be refused for the reasons outlined in Paragraph 10.1 of this report.

Site Location Map



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Executive Summary

The application proposals involve the change of use of an agricultural field to become a new tourist use with 6 plots for new glamping tents. In addition, 6 new car parking spaces are proposed. The key considerations are:

- The principle of tourism development with particular regard to policies SD23 and SD40 of the South Downs Local Plan.
- The cumulative intensification of the site for additional tourism and its expansion away from the existing cluster of lodges and farm buildings.
- The proposals are not landscape led and would not positively contribute to the intrinsic and visual landscape character and natural beauty of the area.
- The proposals would not sufficiently positively contribute in terms of biodiversity and ecosystems services enhancements.
- The new car parking would not have a wider landscape impact and would be satisfactory to serve the new development.
- Insufficient information regarding foul drainage has been provided.
- The application is placed before Members due to the previous planning history of the site and the landscape considerations of the proposals and the level of interest.

1. Site Description

- 1.1 Broadview Farm is approximately 2km north east of Binsted, on the western side of Blacknest Road. It covers approximately 40 hectares and is tenanted by a sheep farmer and comprises of a group of farm buildings and new tourist lodges south of the farmhouse. A new access has been created onto Blacknest Road, in connection with the development of the lodges, which leads down to a new car parking area from which the farm yard and lodges can be accessed. An approved farm shop/café adjacent to the parking area has not yet been constructed.
- 1.2 The closest dwellings are Broadview Farm and Broadview Cottage, whilst there is a row of properties on the opposite side of Blacknest Road, which face onto it. To the east is Blacknest Industrial Estate.
- 1.3 The smaller parcel of land within the two application sites comprises of an area of raised grassed bank adjacent to the northern extent of the new car park. It is adjacent to the car park access track and Industrial Estate, where a row of popular trees which run along this boundary.
- 1.4 A grassed field north west of the new lodges is the main area of the application. It is bordered by timber fencing and gently slopes west to east down towards a dismantled railway cutting which is designated as a Site of Importance for Nature Conservation (SINC). There is a row of mature trees adjacent to the south west boundary of the field. Further to the south west are fields which rise up to the Hangers.
- 1.5 A public footpath (Binsted 55) runs through the site from Blacknest Road to the existing yard and car park and then between the lodges before it then across fields to the south west, where elevated views are possible.

2. Relevant Planning History

- 2.1 SDNP/14/05926/FUL: Replacement barn to be used as cafe, farm shop and cycle hire and new access (amended plans and description). Refused 26.01.2016.
- 2.2 SDNP/14/02026/FUL: Erection of 5 semi-detached log cabins (10 units), and siting of Shepherd Huts as part of farm diversification and associated parking area, with new vehicular access onto Blacknest Road. (Amended Plans and Description). Refused 26.01.2016.

- 2.3 SDNP/16/03835/FUL: New barn to be used as café, farm shop and cycle storage, four timber cabins for tourist accommodation and new access and parking area. Approved 31.03.2017. (Site Plan at Appendix 2).
- 2.4 SDNP/17/03166/DCOND: Discharge of conditions 3,4,5,6,7,8,15,16 of planning permission SDNP/16/03835/FUL. Approved 07.12.2017.
- 2.5 SDNP/16/05343/FTP: Diversion of Footpath 55 (FP55). Order Made by SDNPA on 29.06.2017. Order not confirmed by the Planning Inspectorate on 13.08.2019 (Decision at Appendix 3).
- 2.6 SDNP/19/04275/CND: Variation of Condition 2 of planning permission SDNP/16/03835/FUL for the repositioning and revised design of the farm shop/cafe and cycle store. Approved 19.06.2020.

3. Proposal

- 3.1 The application proposes the change of use of the field to become a tourist glamping site, with 6 timber framed glamping tent plots proposed in a row along the south west field boundary. Their siting and use is proposed to be year round.
- 3.2 Details of the proposed glamping tents have been provided in scaled drawings. These show the tents would be on 5.4m x 9m bases with green pitched roofs at 3.5m high. Whilst the Applicant's agent has advised that these are illustrative they, nonetheless, are indicative of what is envisaged in regard to scale, height and appearance and from this an assessment can be made regarding their impacts.
- 3.3 The glamping tents are proposed to be placed on pads with no foundations. They would be plumbed into the foul drainage system of the lodges and other utilities would likely need to be installed (i.e electricity and water) and on the basis of the scaled plans and information provided would be of more permanent construction on the land.
- 3.4 New hedgerow planting is proposed along the south east boundary of the field and bird and bat boxes are proposed to be erected in the adjacent trees which line the SINC. The field would continue to be grazed.
- 3.5 The new access into the Farm is proposed to be used in relation to this proposal. The application also proposes to extend the north eastern extent of the car park to create an additional six spaces, to cater for the additional accommodation. This would involve a degree of cutting into the bank to create level ground and would need to be surfaced with the same material as the rest of the car park.

4. Consultations

- 4.1 The following consultee responses have been received.
- 4.2 **Arboriculture:** No objection.
- 4.3 **Archaeology:** No objection.
- 4.4 **Binsted Parish Council:** Support proposals.
- 4.5 **Drainage Engineer (EHDC):** No objection, provided the approved system for the lodges can accommodate additional flows.
- 4.6 **Ecology:** No objection. Would raise concern if there was any significant change to the grassland management of the site in regard to any potential impact on the adjacent SINC.
- 4.7 **Environmental Health (pollution):** No objection, subject to conditions.
- 4.8 **Fire and Rescue Service:** No objection.
- 4.9 **Hampshire County Council Countryside Services (Public Rights of Way):** No formal comments received.
- 4.10 **Highways Authority:** No objection, subject to condition.
- 4.11 **Landscape Officer:** No objection. Recommend the following:

- Improved land management, including the SINC and field boundary planting and management. New hedgerow planting supported.
- Measures to sustainably manage surface water;
- Canvas colours are pale and could catch the eye from elevated vantage points;
- Query how sustainable the glamping tents would be in terms of heating.
- If approved, the scheme would intensify development at this site and generate cumulative impacts, notably views from higher ground. Mitigation for this intensification could be considered through the layout of the lodges as the regimented linear layouts can generate a sense of intensity, although visual impacts are reduced. Appropriate material colour choices and characteristic mitigation planting at key location.
- Root protection evidence for the new parking area should be reviewed as trees provide screening of the industrial estate. Material should tie in with existing materials.
- Encourage opportunities for visitors to arrive on site via more sustainable means, to supported sustainable tourism ambitions; cycle store provision could be considered.
- A Landscape and Ecological management Plan should be conditioned.
- All planting should be locally characteristic.

4.12 **Natural England:** Response received, no comments.

4.13 **Ramblers Association:** Comment – At all times footpath access and safety, as well as good surface quality should be maintained.

4.14 **SDNPA Policy Team:** No objection.

4.15 **Recycling and refuse (EHDC):** Comments – proprietor will need to arrange for private waste collection due to this being a commercial activity.

5. Representations

5.1 12 objections have been received, which raise the following:

Principle

- Inaccurate and insufficient information within the application; query whether it is valid based on information provided. Lacks clarity.
- Contrary to National Park Purposes, resulting in degradation of landscape, loss of views.
- No demonstration of need for the development.
- Tantamount to permanent occupation of the site.
- Overdevelopment and urbanisation of the rural area.
- Loss of agricultural land; expansion of existing tourism resulting in diminished need for agricultural activities on the farm.
- Previous scheme was sufficient in order to support the farm business.
- Site will become a holiday camp, rather than a farm.
- Previous conditions for the lodges not adhered to.
- Previous scheme not fully developed; its local economic benefits untested and lodges have not contributed to the local economy.
- Application does not demonstrate that sustainable tourism will be achieved.
- Reasons for previous refusal are relevant; intensive inappropriate development.
- Proposals would increase site capacity in addition to existing accommodation.
- Query whether services can support the development.

Design

- Unattractive layout and akin to a military camp.
- Tents not portable as they will be connected to services - akin to new lodges.
- Would require substantial heating in winter months, with canvas material not energy efficient, and use of polluting stoves.
- Renewable energy technology not proposed.
- Rigid, formal, layout does not respond to landscape character and existing pattern of development.
- Interior of the tents have the appearance of cabins.
- Would introduce additional paraphernalia.
- Fire access required.

Landscape impact

- Harmful encroachment into the landscape and detrimental to local footpath.
- Site is visually distinct from the existing farm buildings and approved lodge/shop.
- Proposals disjointed from the cluster of farm buildings.
- Urbanising effect of any new paths leading to the glamping tents.
- Obtrusive and unattractive development.
- Proposals not well screened; tree screening would only happen when trees are in leaf.
- Proximity to mature oak trees.
- Impact on dark night skies.
- Increased footfall in the surrounding area.
- Previous permission not completed; difficult to assess visual impact of finished car park.
- Additional parking will not be satisfactorily screened.
- More sympathetic site could be behind the industrial estate.

Amenity impacts

- Noise and disturbance, including light pollution, cooking smells and fumes, upon neighbours.
- Potential for anti-social visitors; increase in litter and noise.
- Impact upon well-being of neighbours and local community.
- Plots would extend across width of the field, harmful to neighbouring outlook and views.
- Level of anticipated activity harmful to neighbouring property.

Ecology

- No consideration of the SINC has been given.
- Proposals lacking in biodiversity considerations.
- Potential loss of biodiversity and disturbance of the SINC and is a wildlife corridor.

Travel, parking and access

- No incentives for sustainable travel and additional vehicles degrades the National Park.
- No sustainable transport links.
- Insufficient parking proposed.

- Query whether new parking spaces would allow access for large farm vehicles.
- Further parking may be necessary for the farm shop.
- Potential use of original site access by guests.
- Proposals Interfere with the permissive path.

5.2 **HCC Councillor Mr Mark Kemp-Gee: Objection.**

- Unacceptable overdevelopment.
- Cumulative impact of obscuring views up towards the Hangars.
- Detrimental impact upon the amenity and enjoyment of Footpath 55 and interference with the re-routed footpath route which existed.

6. Planning Policy Context

6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant statutory Development Plan comprises of the South Downs Local Plan 2014-2033. The relevant policies are set out in section 7 below.

National Park Purposes

6.2 The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, greater weight shall be given to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area comprised in a National Park, whereby conservation takes precedence. There is also a duty upon the Local Planning Authority to foster the economic and social wellbeing of the local community in pursuit of these purposes.

National Planning Policy Framework and Circular 2010

6.3 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect in July 2021. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 176 that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks. It also states that the scale and extent of development within these designated areas should be limited.

Major development

6.4 Paragraph 177 of the NPPF also outlines that *“planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment:*

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated”*

6.5 Footnote 60 to paragraph 177 provides further clarification; *“For the purposes of paragraphs 176 and 177, whether a proposal is ‘major development’ is a matter for the decision maker, taking*

into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined”.

- 6.6 Having assessed the application and considered relevant case law, the scheme is not major development for the purposes of paragraph 177 of the NPPF and its footnote (no.60) and policy SD3. This is a matter of judgement based on the scale, character, nature and setting of the proposed development there would not be a significant adverse impact on the purposes for which the National Park has been designated or defined in regard to the Major development considerations.

National Planning Policy Framework (NPPF) 2021

- 6.7 The National Planning Policy Framework has been considered as a whole. The following NPPF sections in particular have been considered in the assessment of this application:

- Achieving sustainable development
- Building a strong, competitive economy
- Achieving well designed places
- Conserving and enhancing the natural environment

Relationship of the Development Plan to the NPPF and Circular 2010

- 6.8 The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with it.

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

- 6.9 A screening of the current application proposals has concluded that they do not constitute EIA development, within the meaning of the 2017 legislation (as amended), for reasons of its scale, use, character and design and environmental considerations associated with the site and proposals.

The South Downs National Park Partnership Management Plan 2020-2025

- 6.10 The Environment Act 1995 (as amended) requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans “contribute to setting the strategic context for development” and “are material considerations in making decisions on individual planning applications.” The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The following outcomes are of particular relevance: 1 (Landscape and Natural Beauty), 2 (increasing resilience), 3 (habitats and species), 7 (health and well-being).

Other relevant material considerations

- 6.11 The following are relevant considerations:
- Adopted Parking for Residential and Non-Residential Development SPD
 - Draft Design SPD
 - Eco-systems services Technical Advice Note (TAN) 2019
 - Dark Skies TAN 2021
 - Camping and Glamping TAN 2021

7. Planning Policy

- 7.1 The following policies of the South Downs Local Plan 2014-2033 are relevant:

Particularly relevant

- SD2: Ecosystems Services
- SD4: Landscape Character

- SD5: Design
- SD6: Safeguarding views
- SD19: Transport & Accessibility
- SD22: Parking Provision
- SD23: Sustainable Tourism

Other relevant policies

- SD1: Sustainable Development
- SD7: Relative tranquillity
- SD8: Dark Night Skies
- SD9: Biodiversity and Geodiversity
- SD11: Trees, Woodland and Hedgerows
- SD20: Walking, cycling and Equestrian routes
- SD25: Development Strategy
- SD34: Rural Economy
- SD40: Farm and Forestry Diversification
- SD48: Climate Change and Sustainable Use of Resources
- SD54: Pollution and Air Quality

8. Planning Assessment

- 8.1 The SDNPA Local Plan is supportive of new tourism development and the rural economy, but this must be balanced with policies and considerations regarding sustainable development (SD1), landscape character and design (SD4 & SD5), the requirements of sustainable tourism policy (SD23), as well as National Park Purposes and the NPPF.
- 8.2 Firstly, the proposals have not been put forward as a principally farm diversification scheme in the same way as the previous application for the lodges and farm shop/café, albeit additional income generated would likely go to support its upkeep and it is anticipated that the sheep farming would continue. Nevertheless, the justification for the proposals relies upon the tourism related policy in the local Plan and SD40 (farm diversification) is not explicitly relied upon in the submission. The proposals would accord with criterion (g)(ii) of SD23 insofar as the site is reasonably well connected with other attractions and the public rights of way network (eg. nearby Alice Holt and footpath 55).
- 8.3 Of key consideration is the landscape impact of the proposals and whether they conserve and enhance the landscape and, under SD1, SD4, SD5 and SD23, whether they make a positive contribution to it. Whilst the landscape officer has not objected in principle, they have raised concern about the layout of the glamping tents. As outlined below, the case officer has identified impacts which, based on the information provided, could not satisfactorily be overcome with mitigation, hence the recommendation to refuse the application.

Landscape considerations

- 8.4 Policy SD5 requires a landscape-led approach to design that respects the local character through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area. SD23 also requires new tourism development to:
- Positively contribute to the natural beauty, wildlife and cultural heritage of the National Park; and
 - Are closely associated with other attractions/established tourism uses, including the public rights of way network; or

- iii. Are part of a farm diversification scheme or endorsed by a Whole Estate Plan.
- 8.5 Currently, the siting of the existing lodges creates a cluster of buildings in close association with the existing barn, yard and new car parking area. In contrast, the proposals would expand the tourism use into the adjacent field along its whole width with the siting of glamping tents which would be erected year round. They would create a different and cumulatively more intensive character to the site as a whole by virtue of their presence.
- 8.6 It is acknowledged that this would create a different tourism offer on the site, however, the number of glamping tents in a quite uniform and regimented layout, orientations contrasts with the more informal and irregular layout of the lodges. The more intensive use of the site for tourism would start to erode the farm character of the site which was originally sought to be instilled within the lodge and farm shop/café scheme. Indeed, the number and appearance of glamping tents, as proposed, in themselves detract from the existing farm character which is exacerbated by their number and layout. They would also have a permanency insofar as each glamping tent would be serviced by drainage and other services and whilst they are not proposed with foundations it is envisaged that they are unlikely to be moved for these reasons. Indeed, they would be connected into the foul drainage system of the lodges.
- 8.7 The glamping tents have been proposed along the southern boundary of the field as this is the lowest ground level within it and it is contended that the mature trees along the SINC and the use of green canopy roofs would help to minimise their visual impact. Furthermore, that the lodges would also screen views with intermittent views between them and that because of being in a row particularly in views when passing through the lodges it is contended that the number would not be apparent when looking side onto them. New tree and hedgerow planting by the occupiers of Broadview Cottage is also somewhat relied upon as future screening as this grows and matures.
- 8.8 When passing through the farm it is acknowledged that the glamping tents would be somewhat obscured along footpath 55 when travelling through the farm yard and lodges. However, they would be more visible from along footpath 55 once past the lodges both in closer range views and more elevated views further along the footpath nearer to The Hangars. It is in these views where the more intensive use of the site would be more apparent. The mature trees lining the SINC would provide some screening but only when in leaf and so the glamping tents would be much more visible during the winter months.
- 8.9 From the elevated vantage point of footpath 55, the glamping tents, which would be of a sizeable scale would also be seen in combination with the lodges, which are open to view. In this respect, new tourist development would be seen across the whole of the boundary between the immediate farm area and the wider countryside. It is this cumulative visual impact which is harmful to landscape character as, when approaching the site, such views of both tourism schemes would contrast with the more undeveloped rolling download.
- 8.10 In the above respects, the proposals would not make a positive contribution to landscape character both in visual terms and also intrinsically and would detract from the character and appearance of the site and wider landscape.
- 8.11 Positive contributions can also be made in regard to biodiversity and ecosystems services improvements. Whilst some new hedgerow is proposed, along with bird and bat boxes, the proposals do not go far enough to try to achieve many of the benefits sought in the Camping and Glamping Technical Advice Note, which is not referred to in the application documentation submitted by the Applicant. Whilst positive contributions could be proportionate to the scale and nature of the proposals, opportunities to further enhance these matters for consideration are lacking, along with enhancements to make the scheme more sustainable in terms of energy and water usage.
- 8.12 In all of the above regards, it is considered that the proposals are not landscape led and by virtue of the scale and extent of new glamping tents in the proposed layout would be harmful to the surrounding landscape character.

Impact on neighbouring amenities

- 8.13 The glamping tents would be a reasonable distance from the immediate neighbours, between which is existing hedgerow and trees that will grow in time. They are also on lower ground compared with this neighbouring property. It is considered that whilst there may be some visual impact it is not so significant to justify a reason for refusal. The distance and orientation of the glamping tents and boundary planting are also unlikely to cause harmful overlooking. In terms of noise and disturbance, no objection has been raised by Environmental Health.

Dark Night Skies

- 8.14 Minimal lighting on the front of each tent is proposed. No other further lighting has been detailed within the application. Provided satisfactory downward facing lighting could be installed then there is unlikely to be a significant impact upon dark night skies and this could be subject to a condition were Members minded to approve the application.

The proposed car parking spaces

- 8.15 Their creation would involve cutting into the existing grass bank in a similar approach to the existing car park. Whilst they would increase the extent of the car park and introduce a larger surfaced area, they would not have an unduly harmful impact. The introduction of these spaces would not have a wider landscape impact. The number of additional spaces would be satisfactory to accommodate the development and would not create any significant impact upon highway safety. The new spaces would be adjacent to existing boundary trees. The District Council Tree Officer has not objected and on this basis it is not considered that the spaces would have a detrimental impact upon existing trees, notwithstanding the limited information provided.

Representations

- 8.16 The representations received cover a broad range of issues raised and predominant concerns regarding design, scale and landscape impact have been addressed in the assessment above. Matters concerning the impact upon surrounding amenities have also been addressed above. Issues raised regarding parking and access have also been considered above. In regard to the validity of the application, the information provided was sufficient to validate the application.

Drainage

- 8.17 The EHDC drainage officer has not raised an objection subject to confirmation that the foul drainage for the lodges, which the proposed glamping tents would connect into, has sufficient capacity. It is considered that this principle needs to be understood in order to then determine whether a condition requiring detailed drainage information and plans (eg. drainage runs of new pipework) would be sufficient to address this issue. The application only cites that the proposals would connect into the existing system and does not contain any further detailed information. It has not, therefore, been demonstrated that a satisfactory means of foul drainage is achievable in principle and therefore a reason for refusal on this basis is recommended.

9. Conclusion

- 9.1 In light of the above considerations, the relevant policy context and material considerations, the new tourism use would not positively contribute to the landscape character and natural beauty of the National Park. It would not, therefore, be considered to be sustainable development due to this environmental impact. Furthermore, insufficient information has been provided in regard to whether satisfactory foul drainage for the glamping tents can be provided. The application is, therefore, recommended for refusal on these grounds.

10. Reason for Recommendation and Conditions

- 10.1 It is recommended that planning permission be refused for the following reasons:
- I. The proposed tourism use and siting of 6 glamping tents would not conserve or enhance the landscape character of the National Park by virtue of their proliferation and extent

across the entire width of the field in a uniform and regimented row and their scale and appearance. The proposals would also cumulatively consolidate tourism uses on Broadview Farm and detract from its prevailing agricultural character. For these reasons, the proposals are not landscape led and would not positively contribute to the natural beauty of the landscape nor deliver sufficient biodiversity and eco-systems services enhancements. The proposals are therefore contrary to adopted policies SD1, SD2, SD4, SD5, SD9 and SD23 of the South Downs Local Plan 2014-2033, National Park Purposes, and the National Planning Policy Framework 2021.

2. It has not been demonstrated that a satisfactory means of foul drainage can be achieved to serve the proposed development, by virtue of insufficient information having been provided to confirm whether the existing foul drainage system of the existing lodges, proposed to be utilised, has sufficient capacity for additional flows. The proposals are, therefore, contrary to policy SD5 of the South Downs Local Plan 2014-2033 and the National Planning Policy Framework 2021.

11. Crime and Disorder Implication

- 11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

- 14.1 In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF. This has included the provision of pre-application advice from a SDNPA Development Management Officer and meetings to discuss the proposals.

Tim Slaney
Director of Planning
South Downs National Park Authority

Contact Officer: Richard Ferguson
Tel: 01730 819268
email: richard.ferguson@southdowns.gov.uk
SDNPA Legal Services, Development Manager.
Consultees
Background Documents All planning application plans, supporting documents, consultation and third party responses

Planning Application : <https://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?keyVal=QXKAPMTUKM400&activeTab=summary>

Adopted South Downs Local Plan
<https://www.southdowns.gov.uk/planning-policy/south-downs-local-plan/local-plan/>

Camping and Glamping Technical Advice Note

<https://www.southdowns.gov.uk/wp-content/uploads/2021/02/Final-Camping-Glamping-TAN-for-publication-08.07.21.pdf>

Other technical advice notes cited in the report

<https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/>

National Planning Policy Framework (2021)

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

South Downs National Park Partnership Management Plan 2020-2025

<https://www.southdowns.gov.uk/meeting/authority-meeting-19-december-2019/>

South Downs Integrated Landscape Character Assessment 2005 and 2011

<https://www.southdowns.gov.uk/planning/planning-advice/landscape/>

