



Planning Statement

Conversion of existing Holiday Let to Residential dwelling.

Fig Tree Cottage

4 Cross Lane

Findon

Worthing

BN14 0UQ

March 2021

Document Reference: 2835/CHMP

South Downs National Park

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Executive Summary

This planning statement sets out the key planning considerations relevant to the proposal for the conversion of a holiday let to residential dwelling at Fig Tree Cottage. The table below provides a brief snapshot of the key planning considerations in support of the proposal:

Proposal & Site	Conversion of existing Holiday Let to residential dwelling. Property comprises 2 bedroom, 2 storey, character dwelling with rear garden and on-site parking.
Principal of Development	Inside the settlement boundary, a sustainable location in close proximity to the core of the village. Already residential use albeit subject to restrictive condition to holiday let. Principle of residential dwelling acceptable subject to other planning considerations. Accords with policy SD25 and 6.
Character and Appearance of the area	Predominantly residential location within existing settlement. Small cluster of small shops adjacent to Fig Tree Cottage. Existing building, no changes are proposed to the existing built form. Accords with policy SD5, NPPF and National Design Guide.
Viability	Further information is submitted on a confidential basis which demonstrates that the business is not viable despite being well run, managed and marketed and that there is no market demand for the purchase of the business. Accords with Policy SD23 2.
Neighbouring Amenity	The layout, orientation and height of Fig Tree Cottage is such that neighbouring properties to the rear are not harmfully impacted by overlooking. The boundary treatment has matured and together with fencing, more than adequate privacy results. Future residents have sufficient access to natural sunlight/daylight, whilst protecting the privacy and neighbouring amenities. Accords with policy SD5 & FNDP
Traffic and Parking	The proposal includes adequate off street parking with x1 space in front of the dwelling and an additional integral garage space which accords with Arun District Council's Parking Standards, West Sussex Parking Guidance (2019) and Policy BT5 of the FNDP.
Balanced Consideration	Information provided demonstrates that the current use is not sustainable in the long term, financial return does not justify continued operation. The proposal would result in a 2 bedroom dwelling in a sustainable location, whose permanent residents would support the community through use of the school and other community facilities. The loss of the holiday let is fully justified and there is no harm identified that would outweigh the benefit of a residential dwelling. The proposal is policy compliant with Local Plan Policy and NPPF and therefore should be granted permission without delay (Ref NPPF Paragraph 11)

Introduction

1. This planning statement has been prepared by Plainview Planning Ltd on behalf of Mr Richardson (“the applicant”). Planning permission is sought for the use of the existing building known as Fig Tree Cottage, Findon, Worthing, BN14 0UQ as a residential dwelling.

Site Context

The Proposal and Planning History

1. Fig Tree Cottage (No. 4 Cross Lane) is situated in the village of Findon outside the Conservation Area. The property consists of a modest pitched roof building of traditional design with two bedrooms, currently in use as a holiday let. The property benefits from a parking area to the front which is shared with ‘Tweenways’ also known as The Old Post Office (No. 2 Cross Lane), an integral garage and a paved garden area to the side.
2. Permission was originally granted in April 2006 (FN/79/05) for construction of holiday accommodation. The permission was restricted by condition to holiday accommodation only, not for use as a separate unit of accommodation. The permission was amended a number of times and the relevant permission in place now is FN/29/08. Condition 3 states that;

“The building hereby approved shall be occupied solely as holiday accommodation for individual lets for up to, and no more than 28 consecutive nights and shall at no time be occupied, let or sold as a separate residential dwelling.”

3. Following the ruling in the case [Finney v Welsh Ministers](#) it is not possible to change the description of development when undertaking a s73 application. Seeking permission for removal of the restricted condition regarding use would conflict with the description of development which is for ‘Construction of holiday accommodation...’, despite the fact that both fall within the same use class. Therefore, a full application is submitted for the use of the building as a self contained dwelling.
4. Permission for change of use to holiday let to dwelling was dismissed at appeal in December 2009 (APP/C3810/A/09/2110066). One of the reasons for refusal was lack of evidence to support the notion that the holiday let was suffering due to over-provision of alternative accommodation or that the business was unviable. At that time, it had

been up and running for just a year. The inspector also concluded that permanent occupation would result in an 'unneighbourly' form of development.

5. 11 years on from this decision, the holiday lettings market has changed. More and more permanent residents are taking advantage of the ability to let their homes for up to 90 days a year. These lettings don't have the overheads of a permanent holiday let and the competition is fierce.
6. Submitted in support of this application is a Supporting Information Statement to demonstrate the point in accordance with policy SD23.

The Development Plan

2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA) requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise.
3. The development plan relevant to this application includes:

The South Downs Local Plan (SDLP) adopted by the National Parks Authority (NPA) on 02 July 2019. Relevant policies include:

- Core Policy SD1 - Sustainable Development
- Core Policy SD5 - Design
- Strategic Policy SD19 - Transport and Accessibility
- Development Management Policy SD22 - Parking Provision
- Strategic Policy SD23 - Sustainable Tourism
- Strategic Policy SD25 - Development Strategy
- Strategic Policy SD26 - Supply of Homes

Supplementary Planning Documents:

- The South Downs National Park Visitor Accommodation Review (2014)
 - Authority Monitoring Report (December 2020)
 - Arun District Council Parking Standards (January 2020)
4. The Partnership Management Plan (SDMP) relevant policies include:
 - Policy 1
 - Policy 3

- Policy 43
 - Policy 50
5. The Findon Neighbourhood Development Plan (FNDP) - Made: 08 Dec 2016.
 6. The National Planning Policy Framework (NPPF) is a material consideration as is the National Design Guide.

Local Plan Designations

7. The proposal site lies within a defined settlement boundary of Findon. Therefore the principle of a dwelling house in this location is acceptable subject to accordance with relevant policies contained with the Development Plan.
8. The environment agency's flood risk maps confirm that the proposal site lies in Flood Zone 1 (**low risk**).

Planning Considerations

9. The above findings lead us to conclude that the main issues for consideration are:
 - Principle of development
 - Viability & Loss of Holiday Let accommodation
 - Residential Standards/Design and Amenity
 - Parking

Principle of Development

10. The principle of development is established within existing settlement boundaries with reference Policy SD25 of the SDLP. This accords with paragraph 117 of the NPPF.
11. Findon is one of the settlements identified in Policy SD25 as being able to accommodate growth of an appropriate nature and scale. Policy SD26 states that the National Park Authority is looking to provide 4,750 net additional homes between 2014 and 2033. Findon has been allocated 28 homes as part of this target.
12. Windfall allowance has been calculated at 51 dwellings per year for the National Park area. This proposal would create an additional windfall dwelling and help the LPA to maintain their targets.
13. The Findon Neighbourhood Plan supports the provision of new dwellings which meet identified needs where it is appropriate to its environment. The dwelling would

provide a modest 2 bedroom dwelling suitable for a single person, couple or a small family.

14. ***The SDNP Authority Monitoring Report (AMR) for the year April 2019 to March 2020 notes that there was a notable undersupply of 2 bed market homes compared to the proportions set out at policy SD27.***
15. Fig Tree Cottage has been in situ since 2008 and its use class is C3, albeit restricted by condition. In use as a permanent dwelling the property will provide a 2 bed dwelling where there is an identified undersupply.

Viability & Loss of Holiday Let accommodation

16. Policy SD23 states that development proposals that result in the loss of visitor accommodation will not be permitted unless evidence is provided that the current use is financially unviable and that a robust marketing campaign (minimum 12 months) has been carried out that demonstrate that there is no market demand for the existing use or an equivalent tourism use.
17. This policy was written in response to the findings of the South Downs Park Visitor Review (SDPVR), however this was published in 2014. The supply data was based on an update to a **2012 audit** of visitor accommodation and so the data that the report is based on is now almost a decade old.
18. The SDVPR calls for a robust visitor retention policy and states that any application to release visitor accommodation should provide evidence of marketing for sale, with a reputable agent at a realistic price. It should also demonstrate that the business has been well managed and all reasonable efforts have been made to find a viable future for the business.
19. This application is accompanied by a Supporting Information Statement that summarises the evidence provided to show that the use of Fig Tree Cottage is not viable in continued holiday let use. The information also shows that there has been no market demand to buy the cottage as a holiday let despite numerous attempts to sell since 2014. Please refer to the Supporting Information Statement and associated appendices for further information.
20. It is also relevant that the SDVPR found that there were plenty of smaller self catering properties in the area and that the shortfall came in larger sized accommodation.
21. The South Downs Visitor and Tourism Economic Impact Study (SDVTEIS) also relies on data from 2012. This found that for non serviced accommodation i.e. self catering the average occupancy was 63% over the year.

22. With reference to the AMR, a total of 18 planning permissions were granted for self catering accommodation units in the year April 2019-March 2020. From our own research we can see that since the beginning of April 2020 to the present day a total of 16 further planning permissions have been granted for holiday accommodation within the SDNP (see Appendix B).
23. On top of the permissions granted, there are now numerous holiday lets by those renting out their homes, or part of their homes/garden annexes etc via Airbnb. These lettings do not require planning permission and the concept has taken off over the last few years. There is an abundance of alternative tourist accommodation available within the area - see Appendix A.
24. Any development or activity which may have an impact on the SDNP must have due regard to the purposes of designation for the Park, the second purpose of which is to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
25. Whilst the SDLP and SDMP seek to encourage and safeguard tourist accommodation which facilitate opportunities to enjoy the park, the evidence base that underpins the policy is dated. The holiday let market has changed significantly rendering some businesses unable to compete - including Fig Tree Cottage. Sufficient permissions are being granted within the authority area annually to offset the loss of a single modest holiday let which does not undermine the overarching purpose of designation of the park. Airbnb lettings which don't require planning permission have also flooded the market and are a considerable factor to be taken into account.

Residential Standards/Design

26. Policy SD5 - Design, requires attention to the creation of integrated storage for recycling and waste, the provision of high quality outdoor amenity space and asks that development does not have a harmful impact on surrounding uses and amenities.
27. It is important to recognise that the dwelling has been in situ since 2008, in use for holiday lets. ***The consideration then must be, whether the property can meet the day to day functional needs of its users and those responsible for its servicing*** (para 5.33 of Policy SD5).
28. The property is circa 75sqm in size and meets the national space standards for a 2 bedroom, 3 person dwelling.
29. Waste and recycling bin storage is sited at the front of the property as shown on the plan. Bike storage can be provided within the secure garden area behind the existing lockable gate. The proposal accords with Policy SD5 and HD8 of the FNDP.

30. In terms of outdoor amenity space, the property benefits from a garden area (see Fig. 1 below) to the side and rear. This measures approximately 55sqm, is secluded and south-west facing. Policy SD5 asks for development to provide high quality outdoor amenity space appropriate to the needs of its occupiers. Policy HD8 of the FNDP requires garden space to be in keeping with the dwelling size and local character.
31. To note, recent applications for 2 bedroomed dwellings in the area have been approved with no gardens, for example; SDNP/15/02966/FUL which was approved opposite, fronting Nephcote Lane, for 3x dwellings only one of which had private amenity space provided.

Impact on Amenities of Neighbouring Properties

32. Policy SD30 requires developments to have regard to the potential impact on the amenities of neighbours. The closest properties are Tweenways (No. 2 Cross Lane) immediately adjacent to the north with which the property shares a driveway, Nos 3 & 4 Tudor Close (to the west) and adjacent to the south - No. 6 Cross Lane.
33. The appeal inspector in 2009 was of the view that use of the property as a permanent residential dwelling would result in an un-neighbourly form of development given its proximity to Tweenways and properties on Tudor Close.
34. Whilst the front elevation (now the side elevation) of Fig Tree Cottage faces the south elevation of Tweenways the only window on Tweenways south elevation is the obscured/opaque bathroom window which removes any opportunity for overlooking. In addition, we understand that the occupiers of Tweenways are supportive of a permanent change of use rather than the comings and goings of **holiday makers who are far less likely to consider neighbouring amenity than permanent residents.**
35. To the rear of Fig Tree Cottage lie Nos 3 & 4 Tudor Close. The properties on Tudor Close are bungalows and they sit lower than the properties on Cross Lane. This difference in ground levels coupled with boundary treatment means that there are **no direct views into the garden area or dwellings in Tudor Close from within Fig Tree Cottage.**
36. From the garden at Fig Tree Cottage, the only window of properties on Tudor Close that might be seen is the garage window of number 4 and the conservatory roof (and only if you climb up onto the rockery wall and peer over the fence). **There are no views into habitable rooms from the garden area of Fig Tree Cottage.** The boundary planting along the fence line of the garden of Fig Tree Cottage (see Fig 1.) is a deep and verdant further reducing any views into or out of the garden area. As a result no overlooking will result and there will be no loss of daylight or sunlight.

Figure 1. Part of the garden area



Figure 2. Location of Photo in Fig 1.



37. Figure 3 below is a photo taken from the rear of the bungalow at 4 Tudor Close looking across the garden toward number 6 Cross Lane. 4 Tudor Close has an angled garden and the boundary with Fig Tree Cottage is in the far left corner of the garden and the picture and is obscured by shrubs, a wall and a garden shed in the garden of 4 Tudor Close. It is the Kenseys, 6 Cross Lane that runs along the majority of the boundary with the garden of 4 Tudor Close, not Fig Tree Cottage.

Figure 3 - View from Rear of 4 Tudor Close



38. Fig Tree Cottage also has a boundary with Kensey's, No. 6 Cross Lane to the south. The flank wall of Fig Tree cottage runs along the parking area and garage to the side of no. 6 and there are no windows to afford views between the properties. In relation to No. 3 Tudor Close, the boundary with Fig Tree Cottage is at the bottom of the garden and due to the shape of the plot, the shared boundary is right at the bottom 'point' of the triangle, obscured behind a fence on a raised brick wall and mature yew tree.
39. Fig Tree Cottage has been in situ and in use as a Holiday Let for over 10 years now with many different occupiers arriving, staying and leaving the property. The use as a permanent dwelling will not result in any significant additional impact on neighbouring amenity. The use of the garden by holiday makers has taken place for many years now and we fail to see how use by permanent residents would result in more harm. Any change in the pattern of use would most likely happen in the winter months when the holiday-let has the least number of visitors, but this is also when the garden is in least use.
40. The use of Fig Tree Cottage and garden by permanent residents will have no impact on the amenity of occupants of surrounding properties. The proposal will respect neighbouring amenity and complies with the requirements of local planning policy SD5.

Highways and Parking

41. Parking standards are set out in Arun District Council's Parking Standards Guidance (2020) and West Sussex Parking Guidance (2019) and in Policy BT5 of the FNDP.
42. The Arun District standards stipulate that in zone 1, a 2-bedroomed dwelling should provide a **maximum** of x2 car parking spaces, x1 cycle space, x1 electric car charging

point. The property benefits from x1 parking space in front of the property and 1 within the garage.

43. Cycle parking is provided within the rear garden area of the dwelling which is secure given the lockable gate to the garden. An electric vehicle charge point is proposed adjacent to the forecourt parking space. There is ample unrestricted parking locally for visitors. This meets the council parking requirements.
44. The property is within an existing settlement with access to public transport including regular bus services and mainline train station just 6km to the south.
45. There are no highway grounds on which to refuse the proposal.

Impact to Dark Skies

46. The property is located within Transition Zone E1b of the Dark Night Skies Reserve. The proposal will not include any additional external lighting and no additional openings to the dwelling. Therefore there is no additional impact on the quality of dark night skies. The proposal therefore accords with policies CFW8 of the FNP and SD8 of the SDLP.

Material considerations

Update to Available Holiday Lets

47. Attached at Appendix A is an extract from the FNDP Evidence Base. This shows the tourist accommodation in Findon Village as of 2016. At that time there were just 3 self contained holiday lets identified. Since that time, more accommodation has come to the market and a list of additional self contained holiday lets is included at the same Appendix. This now totals 19, **an additional 16 self catering holiday lets. This represents an 533 % increase in self contained holiday let accommodation in Findon alone** since 2016 and therefore since the planning permission was granted 15 years ago.
48. The Supporting Information Statement submitted in response to policy SD23 demonstrates that even at average occupancy, the return on capital does not justify continued operation of the holiday let. Given this, it is likely that the property will be withdrawn from the rental market and sit empty.

Achieving sustainable development

49. At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 10 establishes a presumption in favour of sustainable development. It states:

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision-taking.”

50. It is incumbent upon decision-making authorities to support applications for sustainable development wherever possible and without delay, particularly where that development will help meet the challenges of economic growth and housing need.

51. For decision-taking this means approving development proposals that accord with the development plan without delay. The three overarching objectives set out at paragraph 8 of the NPPF are to be pursued in mutually supportive ways. They are not criteria against which every decision can or should be judged (paragraph 9). The key is to take the opportunity to secure net gains across each of the three (paragraph 8).

52. The proposal accords with SDLP policy relating to the appropriate location for a dwelling. The standard of accommodation is high with adequate internal accommodation, external amenity, bin and bike storage and car parking provision.

53. The proposed development will result in net gains being achieved across the three objectives set out in paragraph 8. It has been demonstrated that local character, and neighbouring amenity have been carefully considered. There is an abundance of holiday letting property within the area. **To continue to restrict the use of this let in the face of the knowledge that it does not deliver a return on capital sufficient to keep it in business would not accord with the presumption in favour of sustainable development.**

54. The loss of a modest sized holiday rental property will not undermine the objectives of the SDLP or SDMP. No resulting harm is identified to outweigh the benefits resulting from the proposed development.

Conclusion

55. Planning permission is being sought for the use of Fig Tree Cottage as a residential dwelling. It is currently permitted for use as holiday accommodation and is restricted by planning condition to holiday let only.
56. It is over 10 years since the use of the property as a dwelling was last considered by the authority and the Planning Inspectorate. The property has been in situ and in use as a holiday throughout that time with the associated comings and goings of holiday guests.
57. Since that time, the holiday let market has changed dramatically with ever increasing competition from those who let their homes or part of their homes for up to 90 days in a calendar year without business overheads.
58. At the time of the original permission there were few self contained holiday lets in Findon. The evidence base in support of the FNDP in 2016 identifies 3 self catering holiday lets. As of March 2021, there has been an increase of 16 properties representing a 533% increase in self catering holiday lets in Findon alone.
59. The restriction placed by the condition, in conjunction with the impact of ever increasing AirBnB properties in the vicinity has significantly impacted profit margins of the business to the point that continued operation is under threat. Supporting information submitted demonstrates this.
60. The loss of a single holiday rental property will not undermine the overarching aims or objectives in relation to tourism set out within the SDLP or SDMP. There are numerous other examples of similar accommodation in the immediate area. The continued restriction of the use would not accord with the presumption in favour of sustainable development.
61. The use as a permanent dwelling of a property that has been in situ and in use for over 10 years will not result in harm to neighbouring amenity. There is no overlooking to neighbouring properties and permanent residents are likely to have far more respect for neighbouring occupiers amenity than transient holiday let residents.
62. It is considered that the development accords with both national and local planning policies. In the absence of significant planning harms and the compliance with local and national planning policies, it is considered that the proposed development should be approved without delay in accordance with paragraph 11c) of the NPPF.

63. We trust you have all the information you need to make a prompt and positive determination. Should you require any additional details, please do not hesitate to contact us.

APPENDIX A

Tourist Accommodation in Findon Village - FDNP evidence base 8, 2016 &

Self Contained Tourist Accommodation in Findon Village March 2021 prepared by Applicant

TOURIST ACCOMMODATION IN FINDON VILLAGE

Hotel Rooms

Findon Manor Hotel. 9 en-suite rooms with Planning Application to build 10 more in the grounds

Village House Hotel. 6 en-suite rooms

B & B Accommodation

Marigold Cottage Motel - 4 en-suite rooms

Findon & Worthing Pit Stop - 1 double Family Room sleeps 4, 1 King Size Sleeps up to 4, 1 Double en-suite

Self Catering Accommodation

Monkey Puzzle Cottage Gallops Farm - Sleeps 2

The Haven (Bungalow) Sleeps 4 (Also on Air BnB website)

Holiday Cottage in Cross Lane - 3 bedroom

Caravan & Camping

Charmill Cottage Caravan Club site, Long Furlong Members only - up to 5 caravans

Camping at Cissbury, Nepcoe Lane - Caravans and Camping



SELF CONTAINED TOURIST ACCOMMODATION IN FINDON VILLAGE 2021

This list includes self contained holiday let accommodation available in Findon as of March 2021 and **which was not available in 2016** (and therefore not at the time the planning permission restricting holiday let was granted) at the time of the FNDP evidence base findings of accommodation on the previous page of this Appendix.

The below list does not include hotels, B&B or camping sites given that these are not comparable types of holiday accommodation.

When compared to the self contained holiday let accommodation identified as part of the FNDP 2016 (3), there are **an additional 16 units** of accommodation. This represents a **533% increase in letting accommodation** in Findon alone.

Self Catering Accommodation:

- Littlecroft, Stonecroft, Horsham Road - 1x Ground Floor suite with lounge and self catering facilities - separate access
- Gallops Farm Holiday Cottages - 6 *additional* cottages added and a glamping shepherds hut (3 x 1 bed, 3 x 2 bed, 1x 1 bed shepherds hut)

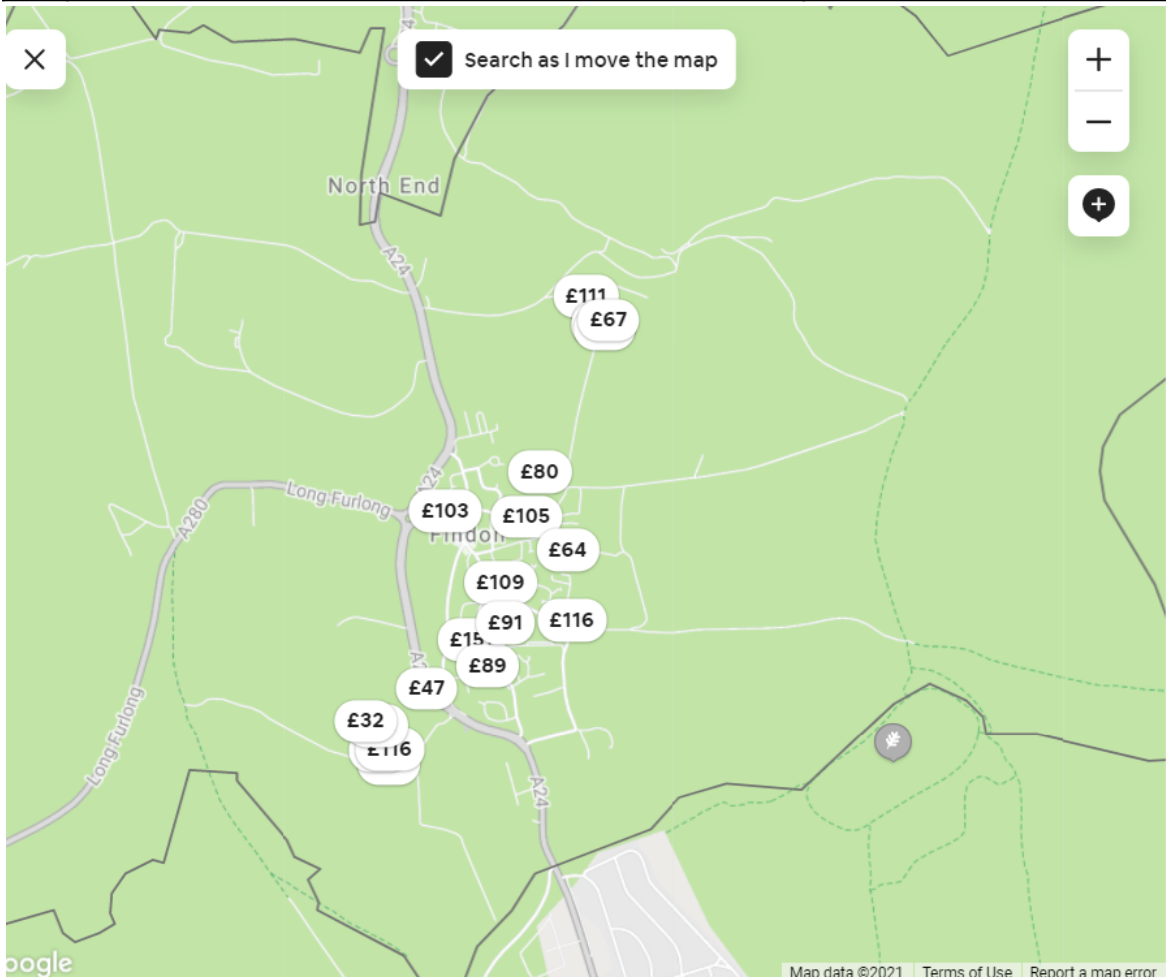
Air BnB

A search of properties on the website in Findon throws up 20 places to stay including Fig Tree Cottage. Of those, 9 are directly comparable and not already identified above (those omitted are greyed out in the table below). Map and property details below.

	AirBnB Description	Bedrooms/guests
1	Fig Tree Cottage	4 guests . 2 bedrooms
2	Room with private entrance and shower	4 guests . 1 bedroom
3	The Annexe - beautiful holiday apartment	3 guests . 1 bedroom
4	New beautifully presented self contained annexe	4 guests . 1 bedroom
5	Cissbury at South Lodge Cottage	2 guests. 1bedroom
6	2BD holiday home in Sussex Village	4 guests . 2 bedrooms
7	Modern self contained 2 bedroom annex	4 guests . 2 bedrooms
8	Chanctonbury View Shepherds Hut w hot tub	2 guests . 1 bedroom
9	South Lodge Cottage	6 guests. 3 bedrooms
10	Self contained studio room with private entrance	2 guests . 1 bedroom



11	Modern Farm cottage - Gallops Farm Findon	3 guests . 1 bedroom
12	Stunning Farm Cottage Gallops Farm Findon	2 guests . 1 bedroom
13	Cute Farm Bungalow - Gallops Farm Findon	2 guests . 1 bedroom
14	Lovely Farm Cottage - Gallops Farm Findon	2 guests . 1 bedroom
15	Clip Clops	2 guests . 1 bedroom
16	Cottage with Best Views - Gallops Farm Findon	2 guests . 1 bedroom
17	Character Farm Cottage - Gallops Farm Findon	2 guests . 1 bedroom
18	Cissbury Cottage - Gallops Farm Findon	4 guests . 2 bedrooms
19	Littlecroft Lovely Studio B&B of self catering 5*	2 guests . 1 bedroom
20	7 Day Stay + 5 Day Life Coaching	2 guests . 1 bedroom



(Source: AirBnB)

APPENDIX B



Planning Statement Appendix B

List of recent planning approvals in South Downs National Park in the past year.

Ref:	Description	Date of approval
SDNP/20/04569/FUL	Change of use of existing incidental stables office/workshop/store to 1 no. holiday let unit.	Mon 11 Jan 2021
SDNP/20/04308/FUL	The conversion of building into holiday let with associated alterations, access and parking	Tue 22 Dec 2020
SDNP/20/04245/FUL	Single storey extension and porch to main house; New garage building; Existing garages to be converted to holiday lettings	Fri 12 Mar 2021
SDNP/20/04141/FUL	Convert the remaining half of existing outbuilding to holiday let.	Fri 11 Dec 2020
SDNP/20/03931/FUL	Proposed shepherds hut in rear garden for private use and occasional holiday let.	Tue 01 Dec 2020
SDNP/20/03696/FUL	Change of Use to Holiday Let.	Tue 17 Nov 2020
SDNP/20/03080/FUL	Siting of Shepherd's Hut and Ecopod for use as holiday accommodation.	Tue 22 Sep 2020
SDNP/20/02194/FUL	Application for change of use of agricultural land to glamping site to include 2No timber camping pods and 1No shepherds hut for holiday accommodation all year round.	Wed 11 Nov 2020 This is in Findon.
SDNP/20/02124/FUL	Seven Sisters Country Park Phase 1 Proposals: Exceat - Additional toilet facilities, and improvement to existing facilities - Improvements to pedestrian and vehicular	Fri 16 Oct 2020



	<p>access - minor internal alterations within Visitor Centre building (Grade II Listed) and Dairy Barn to provide additional office accommodation;</p> <p>Improvements to the public realm to enhance the farmstead character of Exceat; Foxhole Camping Barn - Extension of facilities block; 1-3 Foxhole Cottages - erection of extensions and subdivision of Cottages to create 4 residential units (consisting of 1 unit of warden accommodation and 3 holiday lets).</p>	
SDNP/20/01959/FUL	Change of use from stables to 2 no. holiday letting units.	Tue 22 Sep 2020
SDNP/20/01867/FUL	The conversion of building into holiday let with associated alterations	Tue 04 Aug 2020
<i>SDNP/20/01428/FUL</i>	Demolition of existing outbuilding and erection of an outbuilding for holiday accommodation, conversion of existing garage to shop, moving of timber gazebo and erection of signage for shop. Internal changes including; removal of fireplace on ground floor and creation of an opening between the main bar and the bar area, chimney structure is to be supported and retained from the first floor upwards (Full Application)	Mon 06 Apr 2020
SDNP/20/01429/LIS	Demolition of existing outbuilding and erection of an outbuilding for holiday accommodation, conversion of existing garage to shop, moving of timber gazebo and erection of signage for shop. (Listed Building)	Fri 11 Sep 2020



SDNP/19/06079/FUL	Change of use of agricultural land to camping site to include 4 no. shepherd's huts for holiday accommodation.	Tue 18 Aug 2020
SDNP/19/05485/FUL	Additional holiday let accommodation, including two timber cabin units	Fri 18 Dec 2020
SDNP/19/05453/FUL	Replacement building incorporating holiday cottage, car port, stables and storage	Fri 15 May 2020