

Andrew Burgess Planning

Planning and
Development
Consultant

Planning Application Supporting Statement

Mrs Joy Hobbs & Mr Ralph Westmacott

Wigwam in the Woods and Waggon in the Woods

Plum Cottage
Hattingley Road,
Medstead,
Alton
GU34 5NQ

December 2023

Our ref Plum Cottage/Hattingley

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1. Introduction

- 1.1 This Planning Statement relates to a retrospective planning application for two glamping units at Plum Cottage, Hattingley Road, Hattingley, Medstead. It describe the buildings and their use in detail and their planning status. The buildings and structures are known as Wigwam in the woods and wagon in the Woods.
- 1.2. Glamping is a type of camping that is more glamorous and luxurious than traditional camping. The word is a mixture of 'glamorous' and 'camping'.

2.0 Site Description and Background

2.1 The site contains,

- i) A single residential dwelling. (Plum Cottage)
- ii) Two bedroom cabin, ancillary to the main dwelling
- iii) Two one bedroom cabins (Glamping units) used as holiday accommodation.
- iv) Associated garden land, extending to 1.53 acres (0.62 hectares) in total.

2.2 Plum Cottage is located in the hamlet of Hattingley which is east of the village of Medstead. The Property is approximately 5.6 miles east of the market town of Alton and the cathedral city of Winchester is located approximately 11.8 miles south-west. The A31 can be accessed at Four Marks, less than 3 miles south of the Property.

2.3 The Property comprises the following:

Plum Cottage – a detached four bedroom dwelling,

An ancillary two bedroom cabin which has been on site for 13 years (2010)

Wigwam in the Woods - one bedroom holiday cabin which has been on site for 5 years (February 2018).

Wagon in the Woods – one bedroom holiday cabin which has been on site for 8 years (November 2015).

Associated garden, with a small area of woodland.

2.4 The main dwelling provides approximately 160.8m² (1,730ft²) of internal accommodation set over two floors.

- 2.5 The entire Property extends to approximately 0.62 hectares (1.53 acres) and includes two driveway accesses from the public highway, gardens and parking areas. Set within the gardens, there is a two bedroom cabin which is ancillary to the main dwelling along with two one bedroom holiday cabins with associated outbuildings which house the boilers. At the western end of the Property there is a small area of woodland which extends to approximately 0.18 hectares (0.45 acres).
- 2.6. A schedule of photographs is attached at Appendix 1 and the site plan is attached at Appendix 2 identifying the approximate location of each component as follow:
- i) Plum Cottage and the garage,
 - ii) The ancillary cabin,
 - iii) "Wigwam in the Woods",
 - iv) "Wagon in the Woods" .

Wigwam in the Woods

- 2.7 "Wigwam and the Wagon" is one of two holiday accommodation cabins on the Property. It comprises a unique wigwam timber structure providing a hot tub, WC facilities and wood burner. The wagon provides a single bedroom, star gazing platform and bathroom providing a WC, basin and shower. There is a separate open sided building providing a seating area.

"Wigwam and the Wagon" extends to approximately 40.0m² (430ft²).

Wagon in the Woods

2.8 The “Wagon in the Woods” is the second holiday cabin on the Property and comprises a compact one bedroom wagon, which includes space for a double bed, WC and bath, sunken beneath the floor, a separate open fronted timber building providing a covered entertaining area with a hot tub and wood burner and an adjoining open sided lean-to.

The “Wagon in the Woods” extends to approximately 33.5m² (361ft²).

2.9 Both accommodations are of a unique design having been constructed out of old wagons and local timber by Mr Ralph Westmacott and his sister Mrs Joy Hobbs. This planning applications is for retrospective planning permission for both glamping units.

2.10. The application is accompanied by the following plans and documents,

Planning Statement

Design and Access Statement

Location Plan as Existing 2185 900

Location and Block Plan as Proposed – 2185 D00

Units 1-4 Plans as Proposed – 2185 D01

Units 5 -7 - 2185 -D02

Buildings 1-4 Elevations as Proposed – 2185 D03

Buildings 5-7 Elevations as Proposed – 2185 D04

3.0 Planning History

3.1 Previous planning history relating to the property comprises the following:

REF NO. 27941/006 – Certificate of Lawful development for existing use – land to the west of our drive has been used as a garden for over 10 years.

Decision – Withdrawn Date – October 2017

https://planningpublicaccess.easthants.gov.uk/online-applications/applicationDetails.do?activeTab=document&keyVal=EHANT_DCAPR_241242

An email from the Council's stated

From: Sent: 29 September 2017 11:10 **To:** Lisa Gill **Subject:** RE: CLEUD - Plum Cottage - refusal reasons
Dear Lisa

Sorry for not being able to return to you sooner. I have been out of the office for the last two days. Please find below suggested reasons for refusal. Please feel free to add/amend as necessary.

1. The purpose of Section 191, Town and Country Planning Act 1990 is to provide for a determination by the local planning authority whether a use which exists at the time of the application is lawful. The information and evidence supplied with the application is not sufficient to persuade the Council that the above property has been used as described within the application for a continuous period of 10 years preceding the date of the application.

2. The Council is not sufficiently satisfied that the alleged use is immune from enforcement action by the Council and lawful.

3. The application and the information submitted in support are ambiguous, and not sufficiently precise. The application is not accompanied by a statutory declaration but a statement which asserts the manner in which the application land has been used with photographs and letters from family, friends and neighbours in support of the manner that the land has been used. Unfortunately the photographs are undated and whilst commentary has been supplied it cannot be established with certainty that any or all of these photographs have either been taken during the relevant time or indeed on the application land.

4. A site visit of the application site did not assist in establishing whether the asserted garden use took place during the relevant period or was continuing at the date of the application. The application site currently has in two [log cabins] for use by visitors of Plum Cottage. This use is inconsistent with the asserted use as garden land.

5. The Council's records shows that the further most [eastern] part of the application land has been a wooded area for some time and does not support the applicants assertions that the entire application site has been used as a garden. Accordingly, on the balance of probabilities, based on submitted evidence, the Council concludes that the site has not been in continuous use as a garden for a period of 10 years.

I do hope this helps.

Kind regards

Solicitor | Planning & Property
Legal Services Team
Havant Borough Council and East Hampshire District
Council

3.2 The application was subject to a request for Pre-application advice and a response was received from Principal Planning Officer Mary Bird on 18th July 2023 and is included at Appendix 3.

4.0 Planning Policy

- 4.1 East Hampshire District Council's planning policy is informed by East Hampshire Local Plan: Joint Core Strategy which was adopted in May 2014. The Local Plan includes planning policy for the development of sustainable communities and economic development and the natural and built environment.

There is an emerging Local Plan for the area which is currently in development.

- 4.2. Policy CP19 states.

CP19 DEVELOPMENT IN THE COUNTRYSIDE

The approach to sustainable development in the countryside, defined as the area outside settlement policy boundaries, is to operate a policy of general restraint in order to protect the countryside for its own sake. The only development allowed in the countryside will be that with a genuine and proven need for a countryside location, such as that necessary for farming, forestry, or other rural enterprises (see Policy CP6). Within the South Downs National Park the pursuit of National Park purposes will be paramount.

- 7.4 The countryside (the area outside of settlement policy boundaries as defined on the Proposals Map) needs to be protected for the sake of its intrinsic character and beauty, the diversity and qualities of its landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all.
- 7.5 At the same time, the countryside is under great pressure to meet a range of demands. Farming has a key influence on the landscape. Farm diversification and the reasonable expansion of existing rural businesses needs to be supported to help sustain agricultural enterprise and to maximise opportunities to strengthen the rural economy (see also Policy CP6).
- 7.6 It is therefore recognised that some development can take place which is beneficial to the countryside and the people that live and work there. The emphasis in the Local Plan: Joint Core Strategy is therefore to allow development in the countryside where it can be demonstrated that a countryside location is both necessary and justified. Such an approach will preclude development for which a rural location is not essential. Inappropriate types and scales of development will not be permitted in order to maintain the landscape character and quality of the countryside. The countryside will continue to be protected for its intrinsic value. **Even so, it is possible to maximise opportunities to strengthen the rural economy by encouraging uses related to the land, including appropriate forms of agriculture, forestry and green tourism.**

(My emphasis)

4.3 The Economy Policies in the <https://www.easthants.gov.uk/planning-services/planning-policy/local-plan/adopted-local-plan> allow for tourism businesses in the countryside subject to various criteria being met. The relevant policies are TM1, TM2 and TM3 and I have set out an extract below,

'6.93 The principle aim for tourism in East Hampshire is that it should be based upon the well-balanced development of the area's present assets, rather than the introduction of major new activities or large-scale expansion of existing facilities.

6.94 In pursuit of the concept of 'sustainable development' as set out in the General Strategy Chapter, the tourism policies of the Local Plan seek to promote 'sustainable tourism', that is, development which serves the interests of both economic growth and the conservation of the environment.

Tourism Development

TM1

Permission will be granted for new or extensions to tourism facilities, provided that they are small in scale and that:

*a. they are not harmful to landscape, nature conservation or historic interests;
b. they do not prove harmful to the character of surrounding land or create undue traffic problems; and*

c. they do not adversely affect the amenity of the local residents or other people in the vicinity.

In addition in the countryside:

*d. they do not result in the loss of the best and most versatile agricultural land;
e. there is no suitable alternative site available which is not in agricultural or forestry use; or
f. they involve the conversion of buildings of architectural or historic interest, provided that any features of special architectural or historical interest are not adversely affected; or
g. they involve the conversion of suitable rural buildings, particularly those on working farms, provided it is consistent with Policies C13 (rural diversification) or C14 (conversion of rural buildings); and*

h. they would not generate traffic of a type or amount inappropriate to rural roads or, would not require improvements which would harm the character of rural roads in the area, particularly sunken lanes.

Favourable consideration is more likely to be given to proposals which are accessible by a choice of means of transport.

6.95 Policy TM1 deals with general tourism facilities; visitor accommodation is dealt with under Policies TM2 and TM3.

6.96 The District Council aims to ensure that the needs of tourism are met in ways which continue to protect and enhance the features which attract tourists to East Hampshire. The Council wishes to encourage the provision of tourist facilities in appropriate locations, but it is important that the attractive landscape and character of the District is protected from unnecessary development. Proposals should be in keeping with the scale and character of the surrounding area and not cause disturbance to local residents or to other people, for example, other users of the countryside.

6.97 Certain areas are more able to absorb increased visitor numbers than others, and popular tourist destinations, such as Selborne and Chawton, could be harmed if the number of tourists is not sensibly managed. Therefore, it may not be appropriate to permit the expansion of existing facilities or the introduction of new facilities in certain areas or settlements.

6.98 Major leisure developments, such as theme parks and residential holiday centres, would attract traffic from a wide catchment area, and due to their scale and nature are unlikely to be suitable in East Hampshire (See Structure Plan Policy R6).

Visitor Accommodation Within Settlement Policy Boundaries TM2

Within settlement policy boundaries proposals for both new visitor accommodation and the extension of existing accommodation will be permitted provided that they are:

- a. of a scale and nature appropriate to their surroundings and the settlement;*
 - b. located where they will not cause undue disturbance to local residents;*
- and*
- c. accessible by public transport.*

Visitor Accommodation Outside Settlement Policy Boundaries

TM3

Outside settlement policy boundaries proposals for visitor accommodation will only be permitted where it involves:

- a. the extension of existing visitor accommodation; or*
- b. provision within existing public houses, restaurants or farmhouses; or*
- c. the change of use of suitable residential properties ; or*
- d. the conversion of suitable rural buildings, particularly those on working farms.*

Provided that:

- i. they are of a scale and nature appropriate to their surroundings;*
- ii. they are located where they will not cause undue disturbance to local residents; and*
- iii. they would not result in inconvenience or danger on the public highway and would not require improvements which would harm the character of rural roads in the area, particularly sunken lanes.*

Favourable consideration is more likely to be given to proposals which are accessible by a choice of means of transport.

Before granting planning permission, applicants will be required to enter a Section 106 Obligation to restrict occupancy to visitors.

6.99 As with the policies for tourism development the District Council aims to ensure that the needs for visitor accommodation are met in ways which continue to protect and enhance the features which serve to attract tourists to East Hampshire.

Proposals should be in keeping with the scale and character of the surrounding area and not cause disturbance to local residents or to other people, for example, other users of the countryside.'

National Planning Policy Framework NPPF (the Framework) September 2023

4.4 The appellant considers that the following paragraphs of the Framework are relevant. National Planning Policy is contained in the National Planning Policy Framework(NPPF) July 2021. The NPPF sets out the Government's planning policies for England. The NPPF provides the Framework for the production of local plans or development plans. Under Planning law the determination of planning applications must be in accordance with the development plan unless material considerations indicate otherwise.

4.5 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three overarching objectives to achieve sustainable development and in paragraph 8 it states,

"

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective –to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

4.6 The NPPF provides a presumption in favour of sustainable development and in respect of determining planning applications, decision making; paragraph 11 states this means,

“

c) approving development proposals that accord with an up to date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. “

4.7. In respect of decision making paragraph 38 of the NPPF states,

“

38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”

5.10 Paragraph 130 relates to well-designed development and states,

130. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵², taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*

- b) *outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

It is considered that the appeal proposal complies with criterion a) and b)

4.8 In respect of tourism paragraph 84 supports sustainable rural tourism and states,

“Supporting a prosperous rural economy

84. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and***
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. “*

5.0 Summary and Conclusions

- 5.1. This is an eminently acceptable proposal which is sensitively located and cause no harm in this location.
- 5.2 The camping business add to the range of tourist facilities in this part of East Hampshire and creates employment.
- 5.3 The proposal complies with the relevant planning policies and has become well established as part of the “Little place in the Country” glamping business, www.littleplaceinthecountry.com .

Appendix 1

Photographs of the Site







Appendix 2 Site Plan, Block Plans and Elevations

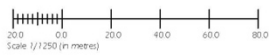
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SITE LOCATION PLAN @ 1/1250

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SITE BLOCK PLAN @ 1/500



Revision Notes:		
Rev.	Date	Description
-	-	-

Date:	October 2023
Scale @ A3:	1:1250 / 1:500
Drawing Status:	Design
Drawn:	CW
Checked:	DMM

Project:	Plum Cottage Medstead, GU34 5NQ
Drawing Title:	Location and Block Plan As Proposed

Client:	Mrs Joy Hobbs Mr Ralph Westmacott
Project:	2185
Dwg No.:	D00
Rev.:	~

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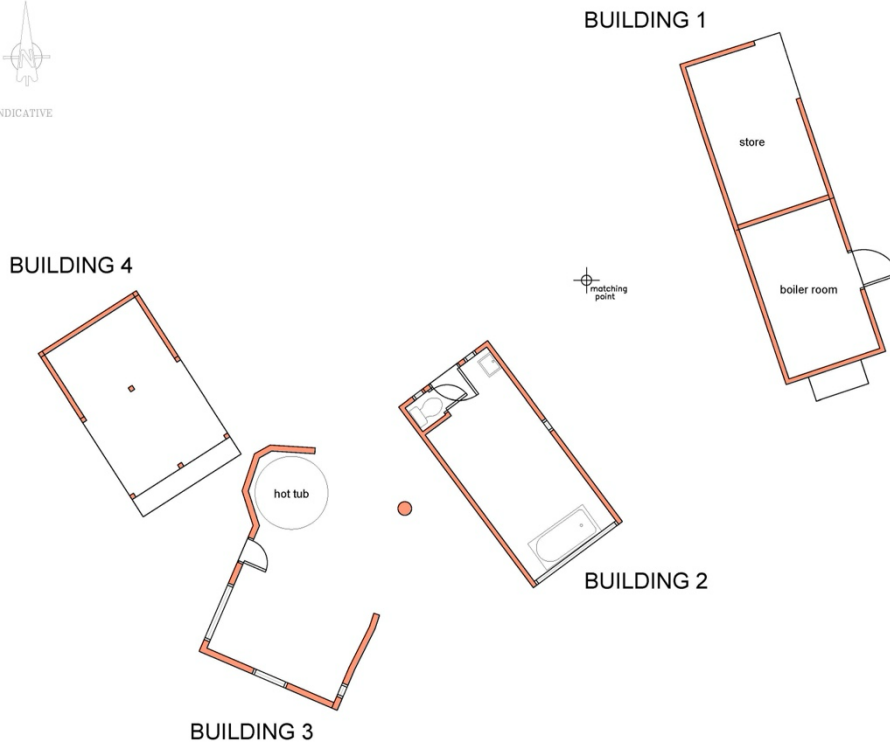
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Site Block Plan

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Scale: 1/50 (in meters)

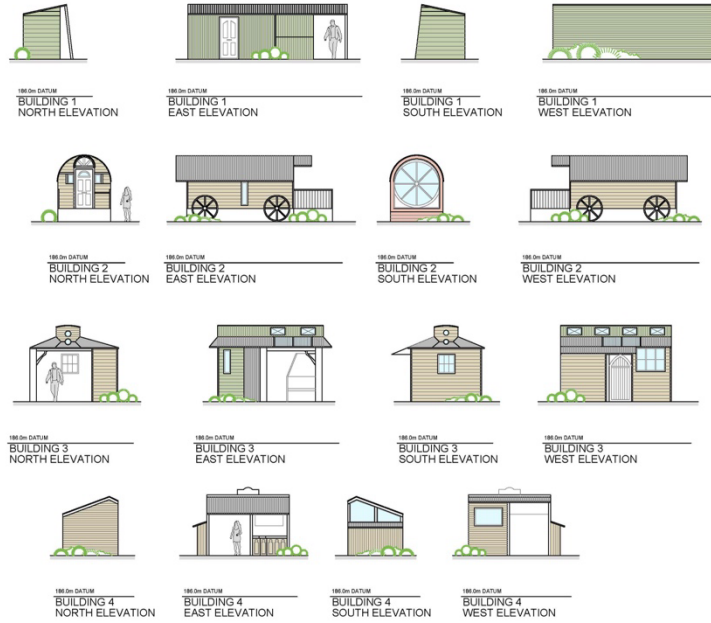


INDICATIVE



Rev.	Date	Description
Client Mrs Joy Hobbs Mr Ralph Westmacott		
Project Plum Cottage Medstead		
Drawing Title Buildings 1 to 4 Plans As Proposed		
Project 2185	Dwg No. D01	Rev. ~
Status Design	Drawn CW	Checked DMM
Date October 2023	Scale @ A2 1:50	
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Wagon in the Woods Block Plan



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Revision Notes: <table border="1"> <thead> <tr> <th>Rev.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev.	Date	Description				Date: October 2023 Scale @ A2: 1:100	Project: Plum Cottage Medstead, GU34 5NQ Drawing Title: Buildings 1 to 4 Elevations As Proposed	Client: Mrs Joy Hobbs Mr Ralph Westmacott Project: 2185 Dwg No: D03 Rev: ~	Temple Ford Design Ltd architects T 023 8027 6303 E templeforddesign@gmail.com. W templeforddesign.co.uk
	Rev.	Date	Description							
Drawing Status: Design Drawn: CW Checked: DMM										

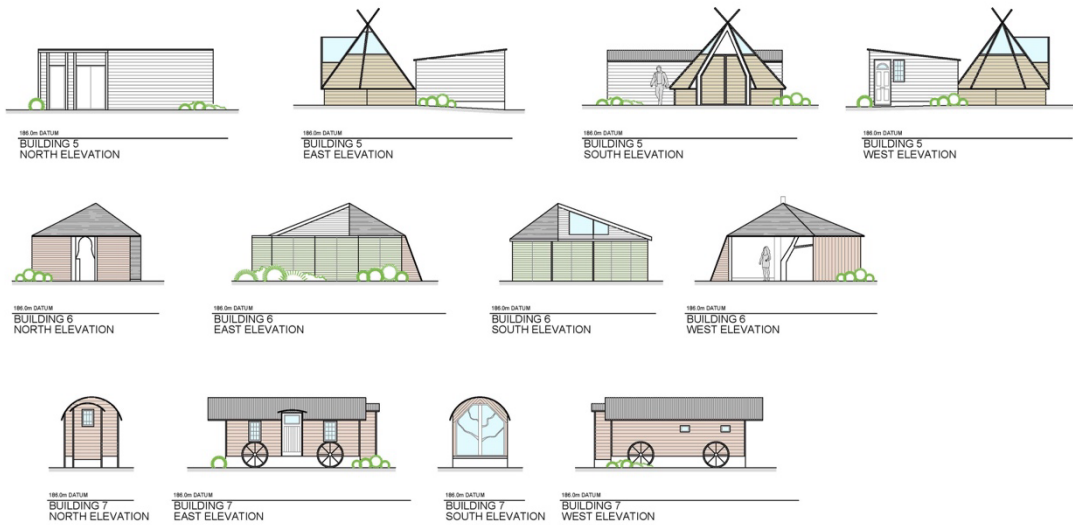
Wagon in the Woods Elevations

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Rev.	Date	Description
Client: Mrs Joy Holdis Mr Ralph Westmacott		
Project: Plum Cottage Medstead		
Drawing Title: Buildings 5 to 7 Plans As Proposed		
Project: 2105	Dwg No: D02	Rev: -
Status: Design	Drawn: CW	Checked: DMM
Date: October 2023	Scale @ A2: 1:50	
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Wigwam in the Woods Block Plan



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Scale 1/100 (in metres)

Revision Notes:		
Rev.	Date:	Description:
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Date:	October 2023
Scale @ A2:	1:100
Drawing Status:	Design
Drawn:	CW
Checked:	DMM

Project:	Plum Cottage Medstead, GU34 5NQ
Drawing Title:	Buildings 5 to 7 As Proposed

Client:	Mrs Joy Hobbs Mr Ralph Westmacott
Project:	2185
Dwg No:	D04
Rev:	~

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Wigwam in the Woods Elevations

Appendix 3

Pre-App response received from Principal Planning Office Mary Bird on 18th July 2023



East Hampshire District Council | Penns Place | Petersfield | GU31 4EX
Phone | 01730 266551 Email | info@easthants.gov.uk

easthants.gov.uk

Mr A Burgess
andrew@andrewburgessplanning.co.uk

Case Officer: Mary Bird
Direct Dial: 01730 234268 8:30-12:30
Our Ref: 27943/999
Your ref:
Date: 18 July 2023
email: mary.bird@easthants.gov.uk

Dear Mr Burgess

Re: Plum Cottage, Hattingley Road, Medstead, Alton, GU34 5NQ

I refer to our recent Teams meeting and am writing to clarify the advice given. Please note that whilst this advice is given in good faith, it is based on the photographs and information presented in your submission. The advice is given without the benefit of a site visit and in the absence of any consultation responses. It is, therefore, given without prejudice to any decision that may be made on any formal planning application by the Council.

I understand that you are seeking guidance with regard to a number of structures that have been erected on the above land and how these can be formalised.

I confirmed that the use of the cabin in the rear garden area of Plum Cottage does not benefit from formal planning consent to be used as an independent dwelling and the erection of the wigwam and the wagon within the above site also do not benefit from formal planning permission. I confirmed that you will need to submit a full planning application for the retention of the wigwam and the wagon and I understand that it is your intention to apply for a Certificate of Lawful Use (CLU) for the use of the cabin as an independent dwelling. The necessary application forms for these matters can be accessed via the Planning Portal.

I confirmed that the above site lies outside any settlement policy boundary as set out in the adopted local plan and therefore the countryside policies of the plan are of particular note for your scheme. Policy CP19 is of particular importance and you may wish to view it in full via the council website. Policies TM1 and TM3 are also of significance for the retention of the tourist accommodation. You have prepared a design and access statement to be submitted with your formal application and I would encourage you to add further details with regard to how the tourist accommodation has become well established, offers a degree of local employment and also supports the local economy.

You confirmed that Plum Cottage is currently unoccupied given the recent death of one of the owners and the other owner moving into a residential home and has previously been used as bed and breakfast accommodation. I advised that in planning terms it would be advisable for Plum Cottage to remain as part of the wider uses within the site rather than selling it as an independent residential dwelling.

I encouraged you to endeavour to submit the formal applications to address these matters within 21 days of the date of this letter however if you are unable to meet this suggested date I would be grateful if you could email Mr Luke Galloway to update him with a revised date. I understand that you will need to have scaled plans prepared for the formal application and this may cause a delay.

I trust this letter has clarified the position for you.

It would be advisable to contact Building Control on 01730 234207 to check if Building Regulations Approval is necessary.

Yours sincerely



Mary Bird
Principal Planning Officer