

Jemma Giles. Construction of 4 shepherd huts as Glamping Pods at Field with a View Winchester, Mansard House, Easton Lane, Easton, Winchester, Hampshire, SO21 1DQ.

Design, Access and Planning Statement.

For a Full Planning Application for

Construction of 4 Shepherd huts to be used as Glamping Pods with some sustainable services at

FIELD WITH A VIEW WINCHESTER, MANSARD HOUSE,
EASTON LANE, EASTON, WINCHESTER, HAMPSHIRE,
SO21 1DQ

Jemma Giles, Mansard House, Easton Lane, Easton, Winchester, Hampshire, SO21 1DQ
jemma@fieldwithaviewwinchester.co.uk

PLANNING, DESIGN AND ACCESS STATEMENT



Field with a View
Winchester
Mansard House,
Easton Lane,
Easton, Winchester,
Hampshire, SO21 1DQ

Photo 1- Field with a View
Winchester, taken from the top of
the field looking east towards Long
Walk and further on into the rest of
the South Down's National Park.

Planning permission for change of use of land to a glamping site of 4 Shepherd Huts for year-round holiday accommodation.

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1. INTRODUCTION

This planning, design and access statement is to accompany an application of full planning to the South Downs National Park Authority for the change of use of land from agricultural to a glamping site, consisting of the installation of 4 shepherd huts to provide year-round holiday accommodation. With some sustainable services and associated parking.

The land is owned by the applicant. The area to be considered for the planning application consists of 0.49 hectare within the 0.9-hectare field currently being used under permitted development to host weddings.

2. SITE AND SURROUNDING AREA.

The application site is accessed from the east from Easton Lane. The whole 0.9-hectare field is currently edged and screened from the adjacent Easton Lane with mature trees and an established native hedge bordering the site to the east. To the north there is also a well-established native hedge with several trees included along its length. To the west the field is sheltered by an acre of 30-year-old woodland planted by the parents of the owner.

Along the southern boundary is a 2-year-old native species hedge that was planted with a grant from the Woodland trust, connecting the existing road hedge to the woodland as an insect and animal bridge. The site slopes gently downwards to the lane with views across to Cheesefoot Head to the east and towards Winchester city and the cathedral to the south.

The area to be considered for planning consists of 0.49 hectare, including the access track. This area is large enough for the placing of the 4 shepherd huts plus the wastewater treatment plant and drainage field area. The remaining 0.41-hectare area of the 0.9 hectare field will still be used to grow hay.



Photo 2. Field with a View Winchester looking northwest from the lane end, towards the established woodland. Established native hedge and trees on the right which the track runs parallel to.

The field was normally used to grow hay but for the last 3 summers the field has been used to host weddings and celebrations which included marquees, Teepees, glamping in bell tents and Portaloo's all temporarily erected under permitted development rights. This venture has proven to be popular, and the applicant is now seeking planning for year-round quiet glamping with 4 shepherd huts.



Photo 3. Bell tent glamping erected to house guests during weddings.

The nearest residential property is located 200m to the south of the application site and is owned and occupied by the applicant, Mansard House. There is a house to the north of the property, about 600m away, separated by an arable field and 2 hedges and Shoulder of Mutton Farm on the opposite side of Easton Lane.

Figure 1-The Land App. Field with a View Winchester. The rectangle with the proposed huts and wastewater treatment plant and drainage field, situated within the larger rectangle of the main field used for weddings under permitted development.



3. ACCESS TO THE FIELD

The Field is accessed from Easton Lane, through an existing recessed entrance with a metal farm gate and onto a farm track. There is plenty of room for customers to safely pull off the road and stop their car before opening the gate.



Photo 4.Existing field entrance as seen from Easton Lane, coming from the north.

The field is surrounded by private land and arable farming and there are no public rights of way passing through the site. Easton Lane is part of the National Cycle Route 23 and bridleway/footpath which although a no through road it leads to the junction 9 of the M3 roughly half a mile away and through Winnall and on to the centre of Winchester city. There are numerous public footpaths in the surrounding area giving access to local countryside as well as the village of Easton and the Itchen Valley and routes into Winchester city and Kings Worthy.



Photo 5. Field entrance on Easton Lane from the south.

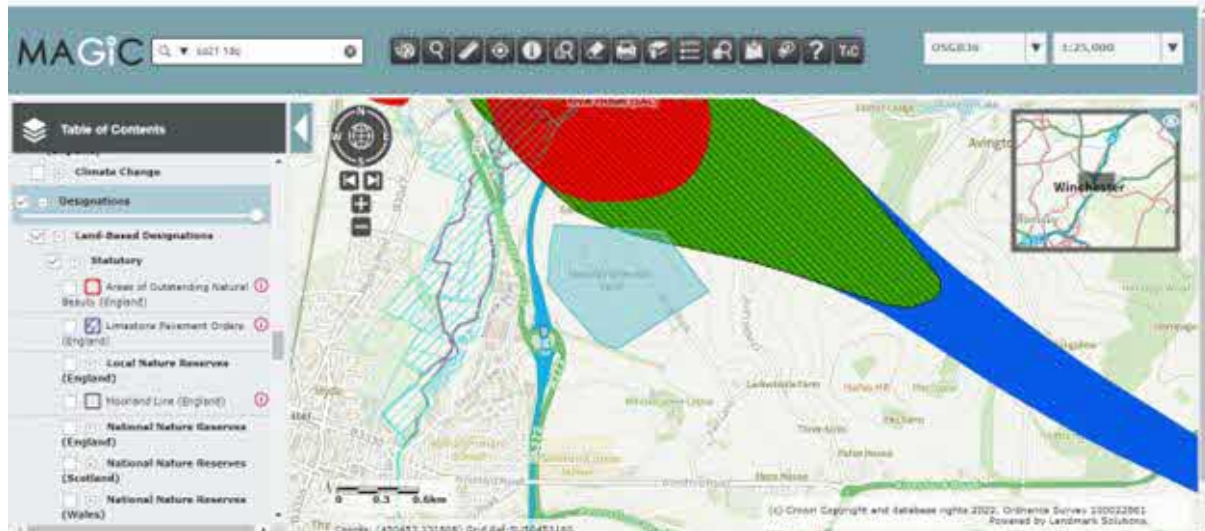
The village of Easton is located to the north about 1 mile away and is within easy reach by cycle or walking along the lane. The site and the village lie within the South Downs National Park and is surrounded by arable farmland and countryside. The M3 to the south is the boundary to the South Downs National Park, further along the park crosses over the M3 to include the Winnall Moors.

4. ENVIRONMENTAL DESIGNATION

The application site lies just within the South Downs National Park, close to Junction 9 of the M3. The Government Magic Maps advise that we are not within any SSSI however, we are within the Total Catchment area.

The site is surrounded by arable open countryside with rolling downland to the north, east and west, and to the south lies the city of Winchester.

Figure 2-Magic map showing Source Protection Zones. Red-Zone 1 Inner protection zone. Green- Zone 2 Outer Protection Zone. Blue-Zone 3 Total Catchment. Field with a View Winchester is within the light blue zone, to the south of these zones, alongside Junction 9 of the M3.



The proposed site is located on top of the hill and is therefore in a very low risk zone with regards to river, sea, and surface water flooding.

Using the Government Magic Maps, we have checked for: -

- SSSI's within 50m- NONE RECORDED
- Ground Source Protection Zones- NONE RECORDED
- Special Area of Conservation- NONE RECORDED
- Special Protection Areas- NONE RECORDED
- Ramsar (England)- NONE RECORDED
- Habitats and Species (Ancient Woodland England)- NONE RECORDED.

5. THE PROPOSED DEVELOPMENT

The proposal is for planning permission for the change of use of the agricultural land to form a glamping site. The 0.49-hectare site proposed is to accommodate 4 shepherd huts for year-round holiday accommodation with en-suite facilities and some sustainable services.

As previously mentioned, for the past 3 summers there has been bell tent glamping sited on the field during weddings under Permitted Development Rights. This has proved very popular, and the applicant wishes to make it a permanent facility with 4 shepherd huts to

help accommodate the demand that has been received over the past several years of customer's wishing to return to visit the area.

Of the land available under the applicant's ownership, the application site is the best suited for the glamping site. It is the flattest spot with views across the countryside and has easy access from Easton Lane onto an existing farm track, the site is well screened from the adjoining lane by an established hedgerow.

The slope of the site means it can be seen from a distance on the local lane Long Walk and about a mile away on the Alresford Road, the B3404 to the southeast direction. To screen the huts from view, the planting of native hedging and trees is planned. This will also give privacy, shade, wind break and more habitat for local wildlife.

The field has been grown for hay each year up until 2021 when the grass has been mown to keep it manageable for the weddings.

6. THE SHEPHERD HUTS

The proposed layout of the site and the 0.49-hectare area allows for the huts to be spaced apart to give plenty of privacy, at least 20m apart and a minimum of 15m from the boundary hedges.

The plan is to situate the shepherd huts in front of the existing woodland and well-established hedge, with their tin and wooden clad exterior stained/painted green they will blend into the trees. The wood can also be left natural and will fade and turn silver with age, again blending in with the field through the seasons. Each hut will have its own private garden area surrounded by a species rich native hedgerow, grasses, shrubs and trees will be planted to screen each hut, so they blend into the countryside. (SD6- Safeguarding Views) Close to each hut will also be planters for flowers and herbs, to encourage bees and other



insects. Hedgehog houses and nesting boxes for birds will be installed in the hedges.

Photo 6. Example of green tin clad shepherd hut. Taken at the Glamping show.

The shepherd huts will be built off site and brought on site when completed. Plans of similar huts from The Grey Goat Company in Romsey as an example have been included. They will be timber framed with green tin and wooden cladding with a tradition curved tin roof, on metal chassis mounted on metal wheels, parked with the wheels on slabs to keep them level. No concrete or foundation will be needed. All wood used in the construction of the

huts will be from FSC certified sources, harvested from forests that are responsibly managed.



**Photo 7 -
Wooden clad
example of
shepherd hut
with deck taken
at Glamping
Show.**

Each hut will be up to 25ft/7.6m x 10ft/3m, allowing for plenty of space for customers to relax and be comfortable in. They will be timber frame construction with insulated floor, walls, and ceiling. The roof will be constructed from rolled corrugated steel roof sheets.

They will each accommodate 2 guests, have en-suite shower rooms, a small open plan kitchen and living area. Heated by wood burners. Gas cylinders will be used for cooking and as back up for the solar powered hot water and heating.

One hut and its garden will be designed as accessible, with ramp entryway in via the porch and out from French doors into the garden. It will have an accessible wet room for easy use.

Cars will enter the field through a security gate, drive up the existing track and turn into the single parking bay for each individual hut. Each hut will have an extension of the curved tin roof to create a covered porch area on the 10ft side for main entry with space to hang wet weather gear, hiking boots and wellies. There will also be a lockable bike storage area for clients to store their bicycles (there will also be bikes available to rent). Each garden area will have a decking area with seating, a slabbed firepit area on the ground, a BBQ area and hammock to encourage clients to relax and enjoy the view over the South Downs and Winchester city. There will also be a covered outdoor bath area where guests can soak and enjoy the view whatever the weather.

Rainwater will be collected off the hut roof and stored for use in watering the garden.

7. SUSTAINABLE SERVICES

SOLAR PV SYSTEM

We would like to be able to install a ground mounted 3-4kWh per day Solar PV system for each hut. These can be situated in the grass areas between each hut where they will not be obvious. The Solar PV systems will be used to charge a battery and creating power for each hut for running lights, tv etc. We were advised by CAT-Centre of Technology in Wales, of a couple of companies who would be able to advice and guide us with Solar PV systems. Leading Edge in Hereford have advised a potential 4kw ground mounted solar array, this would consist of around 10-12 panels. When the solar PV arrays are running then the main electric would just be a back up as each hut would be able to generate most of its electrical needs.

SOLAR LIGHTS

The walk up to each hut from the car parking area, and around the garden will have solar powered lights positioned to light pathways and not interfere with wildlife. Any lights attached to the cabin will have the top shielded to help reduce light pollution and be in keeping with the South Downs National Park 'Dark skies' policy. (SD8)

ELECTRIC VEHICLE RECHARGE STATION

We would like to have an electric vehicle charging station installed so that customers can recharge their cars during their stay.

SOLARISKIT HOT WATER SYSTEM

Each hut will be fitted with a Solariskit hot water system(www.solariskit.com) which uses solar power to heat the water needed for each hut, this will reduce our carbon emissions. The system will heat the water needed in the kitchen and bathroom of each hut. 'The SolarisKit solar collectors are a unique prismatic shaped device that turns sunlight into hot water at temperatures of up to 60-degree C.'

Harnessing the energy from the sun is a great way to heat water, whilst also lowering carbon emissions. SolarisKit provides a new way of harnessing solar energy to provide hot water for homes which is: Modern & attractive, simple to install and maintain and avoids dangerous temperatures.

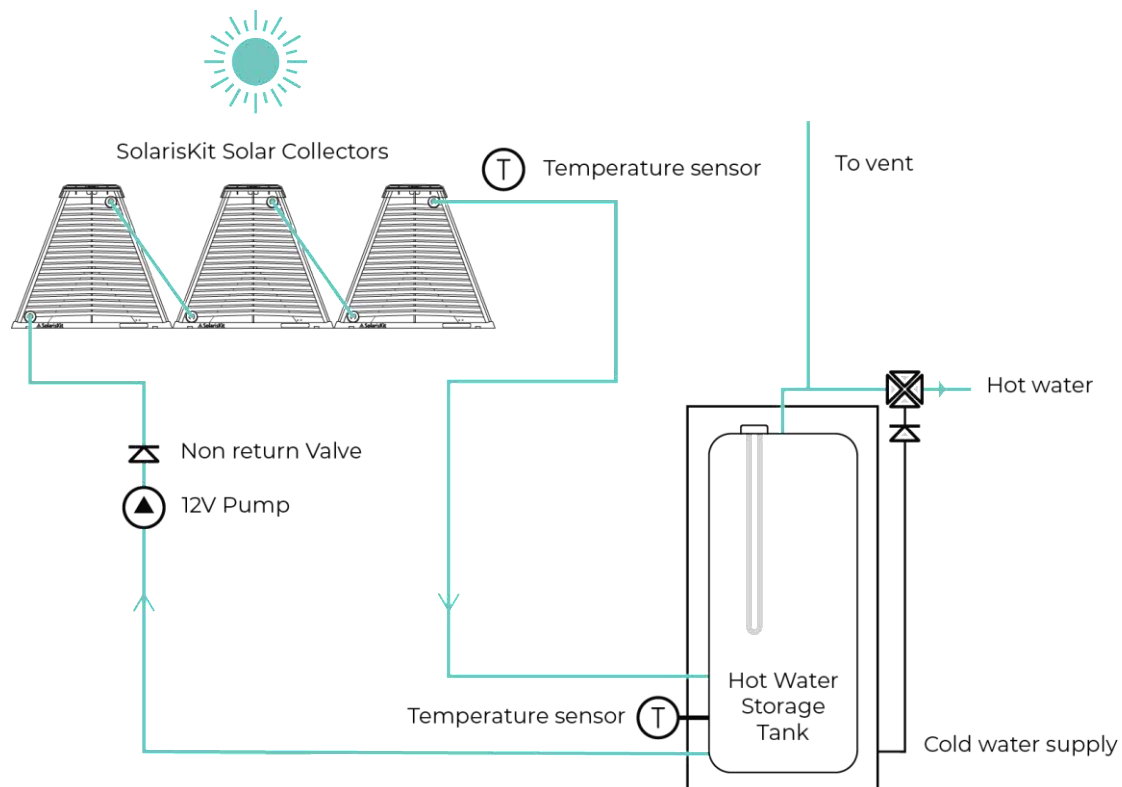
HOW IT WORKS

The SolarisKit solar thermal hot water solution is made up of three key items:

1. SolarisKit solar collectors
2. Pump and controller system
3. Thermal storage tank

The SolarisKit solar collectors convert solar energy directly into heat. When the solar collectors are warmer than the water inside the storage tank, the solar controller switches on the pump to circulate water between the tank and solar collectors. Cold water is heated as it passes through the solar collectors and then returned back to the insulated storage tank. The process repeats until the tank is full of hot water.

Figure 3- Solariskit Solar Hot water system



8. SEWAGE AND WASTEWATER TREATMENT SYSTEM

The site is within the South Downs National Park and within the Total Catchment area of the Solent, as shown on the Magic map in Figure 2. The house and farm buildings, office and neighbours are all on septic tank systems, and these systems are too far from the Glamping area to connect to.

The site will have a max of 8 guests at a time when at full capacity.

I enquired with the Environment Agency to see if they recommended any specific system for the Solent catchment area. They cannot recommend any one company as they have to be seen as neutral but they pointed me to the British Water Accreditation list for [waste water treatment plants](https://www.britishwater.co.uk/page/Accreditation-Certificationcertified-small-wastewater-treatment-systems-for-up-to-50-pt) for up to 50 people. <https://www.britishwater.co.uk/page/Accreditation-Certificationcertified-small-wastewater-treatment-systems-for-up-to-50-pt> . On the list is the Graf One2clean wastewater treatment plant.

Graf have advised that a One2clean tank system will be the best environmentally and able to cope with the small amount of people who will be staying. This is a two zone polypropylene tank system, the sludge will be pumped out by tanker potentially twice a year, the system will inform us when a clear out is needed. The treated water will be filtered out into a drainage field, the Performance Results and Treatment efficiency information is included in our application.

The Graf wastewater treatment system will reduce the nitrates, Ammonium and phosphates produced on site.

Each hut and it's ensuite will be provided with eco-friendly shampoos, soaps, and cleaning products.

We will have a contract with a local septic tank company for the emptying of the tanks on a regular schedule.

To offset the small number of phosphates and nitrates created by the waster water treatment plant for 8 guests we will be planting more trees and shrubs around the site. On the lower half of the small holding owned by the applicant's parents roughly 1500 trees were planted in 2023, creating a woodland area.

ELECTRICITY

An armoured electrical cable will be buried in the ground and installed and connected by a certified electrician to connect the glamping area to the farmyard allowing for an electrical supply to power each hut. A Mole plough will be used to install the cable, it uses 1 blade to

cut the trench and the cable is fed in behind and the turf replaced immediately, so the least amount of ground disturbance. But the mains supply will be supplemented by the power generated by the solar systems.

DARK SKIES POLICY

To preserve the dark skies policy for the South Downs National Park (SD8 and CFW8) all huts will be fitted with black out blinds to windows and glazed door panels. Any main outdoor lights will have a top cover to reduce light pollution and the garden lights will be solar.

WASTE AND RECYCLABLE WASTE

Each hut will have a rubbish bin and a recycle bin. This will be checked when the huts are cleaned on change over. There will be a bin shelter built to hold the wheelie bins for the site and a new contract started with Biffa, who do the waste collection for Winchester city council. The wheelie bins can be taken down to the lane entrance on bin days.

9. BIODIVERSITY PLANTING AND RAINWATER COLLECTION

Around each hut we plan to plant hedging and trees to offer shade and blend the huts into the countryside, and to create privacy barriers between the huts. Willow and hazel screens and hurdles will be installed and woven through the gardens and hedges to create screens and privacy as well as support for the hedges from the start. Once the hedges are established, they will also offer a wind break and new habitat for birds, insects, and other wildlife. Hedgehog houses will be installed in each garden area and hedges. (Policy SD1- Sustainable Development)

The wooden bike sheds, 3mx 2m will each have a green roof, making them practical but also adding another environment for insects as well as being attractive to look at.

Each hut will have guttering that will collect the rainwater into water butts. This rainwater will be used to water the garden area, hedging and trees. Each garden will have beds planted with flowers and herbs and seasonal salad crops for guests to enjoy. 'Wildflower' areas will be allowed to grow in the grassy areas between the huts throughout the seasons to attract butterflies and other insects, seed heads will be left for the birds in the autumn. (SD9: Biodiversity and Geodiversity)

The remaining 0.41 hectares of the original sized field will be used to grow grass for hay with a border along the hedges left to grow long and encourage insects and birds to forage.

Hedgerow plants, similar to what is already in our hedgerows, will consist of: -

Field Maple	Hornbeam	Dogwood	Hazel
Hawthorn	Beech	Copper beech	Dog rose.
Elderberry	Guelder rose.		

Trees to be planted between and around the huts: -

Maple	Crab apple	Common Alder	Downy Birch	
Silver Birch	Hornbeam	Cherry	Damson	Apple
Walnut	Pear	Hazel	Plum	

Wildflower mix- Weald Meadow Seed mix as recommended by www.britishwildflowermeadowseeds.co.uk also known as Habitat Aid: -

Birdsfoot Trefoil	Burnet Saxifrage	Catsear	Common Vetch		
Dyers Greenweed	Eyebright	Fairy Flax	Grass Vetchling	Hawkbit	
Greater Birdsfoot Trefoil	Knapweed	Lesser Trefoil	Lesser Stitchwort		
Meadow Buttercup	Mouse Ear	Oxeye Daisy	Pignut	Red Clover	Ribswort
Self Heal	Sorrel	Spotted Orchid	Yarrow	Yellow Rattle	
Grasses: - Common Bent	Red Fescue	Rough Meadow	Sweet Vernal		

10.DEMAND AND COMPETITION

From research into glamping sites in our local area, there are a reasonable number, which suggests demand. The closest are 'The Pigsty ' in Pitt and 'The Granary' in Headbourne Worthy, 1 in Sparsholt at 7 miles and Morestead at 6 miles but none are within easy walking distance of Winchester city centre.

From the gate of Field with a View Winchester it takes about 35 minutes to walk to the Winchester city tourist office.

There is a lot to see and do in the local area, especially exploring the local countryside, villages and Winchester city. A great deal of this can be done on foot or by bike.

In Easton there are 2 pubs, the Cricketers- the village local with local beers and pub grub. The Chestnut Horse which has been recently revamped with a coffee shop and deli as well as the pub itself.

We are around a mile and a half from the trailhead of the South Downs Way, as well as the Pilgrims Way and the Itchen Way. Easton Lane is on the Route 23 National cycle path.

We plan to outfit each hut with a customized OS map with the Field in the centre, highlighting all the local circular walks and cycle rides so that guests can plan their trips and adventures each day.

Mansard house itself, where the Field owner lives was run by her parents as a Bed and Breakfast for 10 years in the 1990s and into the early 2000s. The applicant herself, Jemma Giles has worked in the hospitality industry since a teenager, cooking on barges and in ski chalets in France and running a guest house in the South of France for 10 years, so has a lot of experience that will help her run the glamping site and look after guests.

11. SITE ACCESSIBILITY

We are situated on the edge of Winchester city, within the boundary of the South Downs National Park and roughly a mile and a half from the start/end of the South Downs Way.

Access to the field is from Easton Lane from a wide gated entrance leading on to a farm track. The wide gate area allows for a good view up and down the lane when exiting the site.

If guests arrive by car, we'd encourage them to leave their car on site and explore the area on foot or by bike. (Policy SD19- Transport and Accessibility and SD23: Sustainable Tourism)

Easton Lane is on the National Cycle Route 23, which makes our site an ideal stopping off point for cyclists using the route.

The lane is a no through route for cars but leads to Winnall through subways, giving easy access to Winchester. These will be improved with the plans for the revamp of the M3 Junction 9 area that is planned for 2025. The access through the junction will be easier for those on foot or bikes.

Going north the lane leads to Easton village and on to the Itchen Valley.

The closest bus stop is 0.8 miles away, at Tesco in Winnall. From here guests can catch a bus to the city centre to get connecting buses to Romsey, Southampton, as well as to the train station.

12. CONTRIBUTING TO LOCAL SERVICES

Our proposal of a year-round glamping site on the edge of Winchester will support the local economy by attracting new visitors into the area who are coming to stay in the alternative accommodation. (Policy SD24-Sustaining the Local Economy). These visitors will support local businesses and provide accommodation for people wanting to enjoy staying in the countryside, walking and cycling the routes of the National Park. The glamping will also offer alternative accommodation to returning visitors to the area who may be visiting relatives

who are at Winchester college, St Swithin's school, Winchester University and the Art college, as well as those coming to see the city itself.

In each hut we will provide information on local services, shops, pubs, cafes, and events such as the Hat Fair and the Cathedral Christmas Market.

The village of Easton is a mile away, an easy walking or cycling distance to the 2 pubs, The Cricketers and The Chestnut Horse which is due to reopen under new management in January 2024 with a village shop and deli.

Kingsworthy is also within walking and cycling distance and has the Cart and Horses and the King Charles pub. Cobbs farm shop is a great shop for local watercress, coffee shop and food.

The walk into Winchester city centre takes roughly 30 minutes, and the walk can be broken up with a stop at Winchester coffee roasters in Winnall for coffee, cake and snacks. Winchester has numerous pubs, restaurants, shops, Christmas market, weekly markets, theatre, cinema, and events such as the Hat Fair. The 4 huts will offer extra accommodation for visitors to the area so they can experience the events whilst staying in and enjoying the countryside on the edge of the city.

13.SITE RULES

Management of the site will be undertaken by the applicant and booking taken via the website and booking sites.

When visitors are making their booking, they will be asked to agree to the Terms and Conditions of the site which include:

- No outside music at any time.
- Quiet hours must be respected between 10.30pm and 7am
- The site has limited lighting so torches will be provided to all visitors.
- Vehicles must be parked in the allocated parking area.
- No-unbooked guests are permitted on site.
- Pitches should be vacated before 10am on the morning of departure unless prior consent is obtained.
- Arrival on the site is to be between 2pm and 8pm, unless otherwise agreed for later arrival.
- Smoking is not permitted with any buildings.
- Campfires are only permitted within the designated fire pits.
- No remote controlled or mini motorbikes, scooters are permitted on site.

- Chinese lanterns or fireworks are not to be lit or used in any part of the site.
- Dogs must be always kept on a lead and special Dog Poo bins will be provided.

14.Planning Policy

We believe our proposed Glamping site will add to and enhance the experience for visitors who wish to explore and stay in the South Downs National Park.

I have highlighted the policies below to show this.

South Downs Partnership Management Plan

The Government has provided two statutory purposes for National Parks in England. All public bodies and utility companies, when undertaking any activity which may have an impact on the designated area, have a duty to have regard to these purposes which are:

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

The Government also places a corresponding duty upon National Park Authorities to be considered when delivering the two purposes. The duty requires the social and economic wellbeing of the local communities within the National Park to be fostered in pursuit of the purposes, South Downs National Park Local Plan 2019

Policy SD4 relates to landscape character and states that development proposals will only be permitted where they conserve and enhance landscape character by demonstrating that:

- a) They are informed by landscape character, reflecting the context and type of landscape in which the development is located.
- b) The design, layout and scale of proposals conserve and enhance existing landscape and seascape character features which contribute to the distinctive character, pattern, and evolution of the landscape.
- c) They will safeguard the experiential and amenity qualities of the landscape; and
- d) Where planting is considered appropriate, it is consistent with local character, enhances biodiversity, contributes to the delivery of GI and uses native species, unless there are appropriate and justified reasons to select non-native species.

Policy SD8 relates to Dark Night Skies and states:

1. Development proposals will be permitted where they conserve and enhance the intrinsic quality of dark night skies and the integrity of the Dark Sky Core as shown on the Policies Map.

2. Development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the measured and observed sky quality in the surrounding area is not negatively affected, having due regard to the following hierarchy:

- a) The installation of lighting is avoided; and
- b) If lighting cannot be avoided, it is demonstrated to be necessary and appropriate, for its intended purpose or use: i. Any adverse impacts are avoided; or ii. If that is not achievable, then adverse impacts are mitigated to the greatest reasonable extent.'

Policy SD9 relates to biodiversity and geodiversity and requires development proposals to conserve and enhance biodiversity and geodiversity.

Policy SD23 relates to sustainable tourism and supports development proposals for visitor accommodation, visitor attractions and recreation facilities where it is demonstrated that:

- a) The proposals will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities.
- b) The design and location of the development minimises the need for travel by private car and encourages access and/or subsequent travel by sustainable means, including public transport, walking, cycling or horse riding.
- c) Development proposals will not detract from the experience of visitors or adversely affect the character, historical significance, appearance, or amenity of the area.

Policy SD34 relates to sustaining the local economy and states:

1. Development proposals that foster the economic and social well-being of local communities within the National Park will be permitted provided that they meet one or more of the following:

- a) Promote and protect businesses linked to the National Park's key sectors of farming, forestry, and tourism.
- b) Promote and protect green businesses linked to ecosystem services.
- c) Support rural supply chains across the National Park and its environs and encourage closer ties between rural businesses.
- d) Provide for and support small and micro businesses through the provision of small, flexible, start-up and move-on business units including incubator uses.
- e) Provide flexibility for established businesses to secure future resilience and protect local jobs.

2015 - 2020 South Downs National Park Sustainable Tourism Strategy (2016)

The strategy identifies a need for a year-round visitor economy and supports the relaxation or removal of seasonal planning restrictions.

The strategy also noted that the visitor accommodation sector is performing very strongly at weekends and during the week in the peak summer months, with frequent shortages of all types of accommodation at these times. There are clear prospects for future growth in the demand for all types of visitor accommodation in the National Park

There were a number of opportunities highlighted within the study: - Delivery of an 'Accommodation Network' along the South Downs Way. A clear gap is identified in terms of the provision of visitor accommodation serving the South Downs Way. The accommodation requirements of South Downs Way users could be met by a mixture of small-scale B&Bs, bunkhouse accommodation, hostels, camping barns, camping pods and glamping sites.

Reflecting an appetite for more localised experience and a responsible form of tourism, the report maintains that there is good potential for the South Downs to expand on many of the current and emerging rural visitor accommodation development trends. Glamping is rapidly growing in popularity in the UK in particular; the South Downs National Park has a small supply of glamping accommodation at present. Glamping businesses that have opened in the National Park have quickly found a strong market. The study suggests that there is scope for significant expansion of this type of accommodation.

15. Impact and summary

The 4 shepherd huts are to be sited in the field well away from existing hedges and trees and the neighbouring woodland, with no impact on them.

New trees and hedges will be planted for screening, shading, privacy and to add more areas for insects and wildlife to thrive in.

The proposed development of 4 huts is small scale and non-intrusive to the area.

Ground will be disturbed when the wastewater treatment plant and trenches are installed but once the work is completed the grass will grow back quickly.

There will be a small increase in traffic generated from the 4 huts, but this will be negligible and would not be causing any inconvenience and there will be no heavy traffic that would cause damage to the local rural lanes. When the wastewater treatment plant needs to be emptied the truck will also be coming to serve the septic tank at Mansard house, so no extra journeys created.