

PLANNING STATEMENT:

Erection of 20 pre-fabricated glamping pods and associated footpaths, retrospective alterations to previously consented raised timber decking adjacent to driving range with addition of pergola and associated alterations, and erection of pergolas over clubhouse rear patio

Blacknest Golf & Country Club, Frith End Road, Blacknest, Alton, Hampshire, GU34 4QL

Applicant : 360 Beech Limited

Ref: 23-2675/FULPP/CF/PS/V3

Date: November 2022— revision A dated 25th April 2023—revised B dated 15/02/2024



Figure 1: Aerial map showing areas of proposals, shows tipis erected and the temporary glamping tents erected for a previous event to provided additional overnight accommodation —copyright Google Maps 2022



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INTRODUCTION:

This revised Planning Statement supports a s73 planning application on behalf of 360 Beech Limited who are seeking approval to replace the consented 20 cabins with an alternative type of cabin, and associated insignificant minor alterations to the adjacent footpaths and landscaping.

The amendments do not significantly alter the original consent and are straightforward minor amendments to replace the cabin type.

The proposals are considered a Minor Material Amendment to the original consent as they:

- Retain the same number of cabins and the same ratio of small (10), large (7) and disabled access (3) cabins;

- Cabins remain in similar locations with minor alterations to the locations of the paths to suit the new access door points which are in different locations to the consented cabins;

- Replacement cabin type is also modular and freestanding, and does not require concrete foundations, no change to surface water drainage or tree root protection mitigation requirements;

- No change in use or type of occupiers, and no increase in overall occupation numbers of the cabins;

- No change to number of new trees to be planted, the extent of meadow fields, landscaping features & planting in between the cabins.

The remainder of the statement has been updated to replace the relevant information with the alternative cabin content.

The application also seeks approval for alterations to the previously consented raised timber decking by the driving range with a pergola and alterations to main wall, and erection of pergolas over the Clubhouse's patio.

The glamping cabins are proposed to provide additional golfer/guest/tourist accommodation, and to support the existing facilities on site.

The raised decking and pergola by the driving range is to improve the practical and comfortable use of the driving range, as well as encouraging a wider range of users due to providing more flexible use space.

The pergolas over the rear patio are proposed to provide a longer term solution to table umbrellas, and to assist with previous requirements for social distancing with protection from the sun and light rain.

The design, impact on neighbouring properties, access, noise, parking etc. are addressed in separate statements.

BACKGROUND

Blacknest Golf & Country Club is run by Greenbanks Golf Ltd, who have recently changed their custodians to 360 Beech Limited in late 2023.

The previous owners invested significantly in the site to turn it into a modern and attractive leisure and recreation venue, including a new and replacement bar, pro-shop, café/orangery, changing rooms, members office, extensive work to improve the golf courses along with introducing foot golf and disc golf, an interactive driving range studio/teaching suite, as well as external alterations to improve the external appearance.

The success of the 3 linked tips and hotel rooms granted at appeal, ref APP/Y9507/W/19/3235127 and SDNP application SDNP/18/03009/FUL, on 15th April 2020, amended by Minor Material Amendment application SDNP/21/00335/CND for alterations to the facilities outbuilding, have significantly assisted with improving the range of facilities and success of the Club compared to the numerous deficit years prior to these facilities.

Since construction these additional facilities have assisted over the past few years to improve the issue of levelling out the seasonality of the main use as a golf course.

This has allowed for further investment into the site including a significant amount of new

greenskeeping equipment, the introduction of disc golf onto the Academy Course and an interactive driving range gaming system in the active bays, both of which are all-season-round leisure and sporting facilities.

The new owners wish to build on the successes of the previous owners and to continue to improve the seasonality, sustainability, environmental and ecological benefits of the site.

Following the positive impact of the additional site facilities in addressing the seasonality issues, the Club are looking to further improve the all year round use of the site and attraction to a wider range of guests through the introduction of glamping cabins to support the existing facilities, and further improvements to the driving range.

The revised scheme proposed by this s73 application retains a similar scheme to the original consent with the cabins to be installed in 3 phases to allow controlled response to demand. They have been carefully designed and placed to allow for suitable staged installation of facilities per phase.

RELEVANT PAST PLANNING HISTORY

31492—9 hole golf course—Consent 1992

31492/002—Clubhouse and pro-shop—Consent 1992

31492/004—Machinery/driving range—Consent 1993

31492/012—8 Driving range bays—Consent 1996

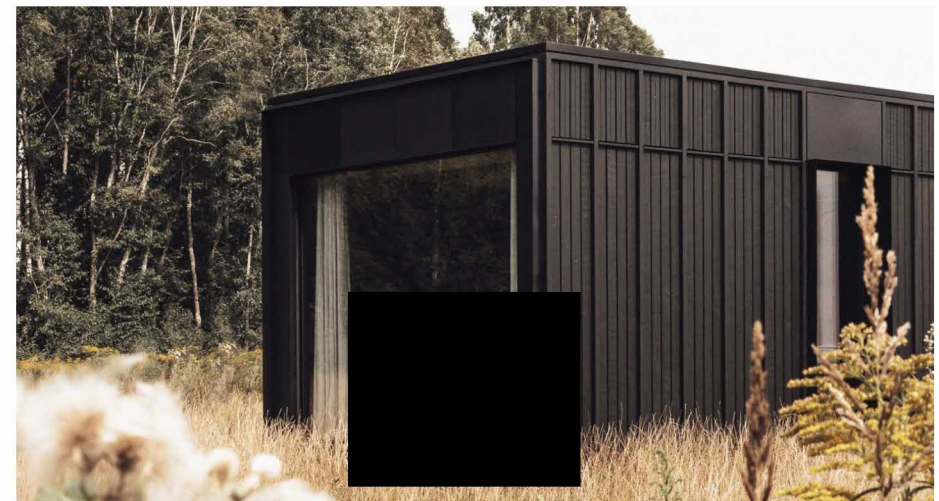


Figure 2: Example of Nokken cabin, not of actual site. Copyright Nokken

31492/016—COU of part ground floor from shop/store/office to relocated fitness centre, COU first floor fitness centre to 10 room guest accommodation—Consent 2011;

31492/017—Ground floor extensions, conservatory revised parking & defensive fence line—Consent 2012

SDNP/13/02484/FUL—Two storey extension to side to provide 10 guest rooms & associated landscaping—Consent 2013;

SDNP/16/03563/FUL—Eighteen no residential units, one no.1 bed and eight no.2 bed units for long term leasehold occupation by over 60s and one no.1 bed and eight no. 2 bed units for short term use (up to 6 weeks) for overnight/rehabilitation/tourist accommodation, and associated Function Hall and Spa Facility—Refused Feb 2017

SDNP/18/03009/FUL—Erection of 3 linked tipis, associated facilities building and pavilion, COU of first floor gym, function room and multi-use rooms in clubhouse to 7 hotel rooms, alterations to first floor gym changing room to form open plan gym, conversion of first floor offices over pro-shop into security staff flat and COU and conversion of part of driving range to 3 hotel rooms with associated access path. Refused 10/04/2019; Allowed at appeal 15/04/2020.



Figure 3: Example of Nokken cabin, not of actual site. Copyright Nokken

SDNP/21/00335/CND—MMA—Variation of conditions to vary conditions external lighting, foul and surface water drainage and approved plans for facilities outbuilding—Consent 05/04/2021.

SITE CONTEXT

Blacknest Golf & Country Club lies to the South of the settlement of Blacknest and beyond any recognised settlement boundary, and is bounded to the North-East by Frith End Road, the main vehicular access to the site, and to the North-West by The Street.

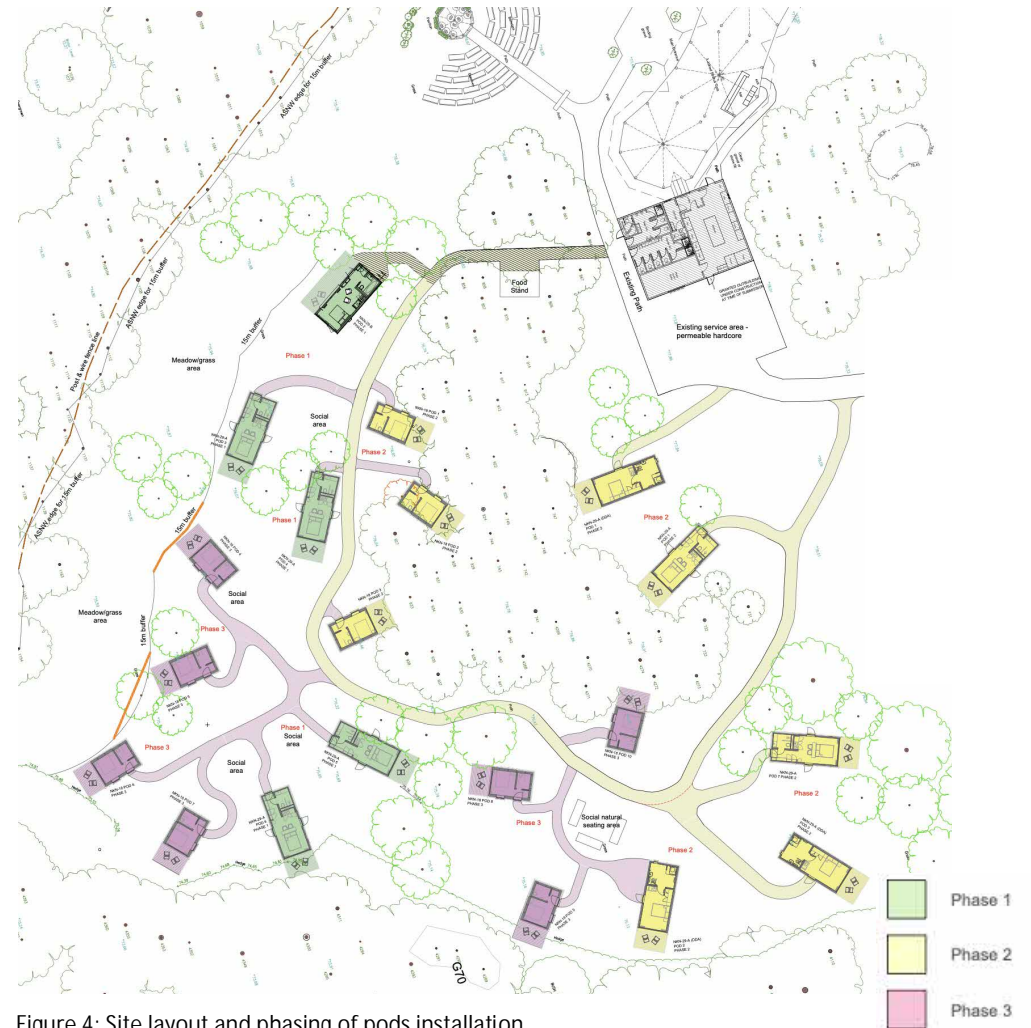


Figure 4: Site layout and phasing of pods installation

The site is heavily screened from both roads by existing mature trees and hedges, that line the majority of the site, with the vegetation slightly thinning and reducing to hedges along the boundary with Frith End Road.

The property is reached via a private driveway that serves the car park and main buildings.

The site consists of an 18 hole golf course, the clubhouse and driving range, a 6 hole Academy course to the North-East of the site adjacent to the main road, 3-linked tips and associated outbuildings.

The clubhouse is two storey of chalet roof style in brick, render and red pantiles, with an elongated single storey timber driving range and teaching suite attached to the North, facing the North-West orientated driving range. It was purpose built in 1993, and has had several extensions added to it.

There are also several associated outbuildings within close proximity to the main building including the 3 linked tips and associated facilities building, and a large car park.

The Design and Access and Landscape Visual Impact Statement provides further information on the design of the proposals.

DESIGNATIONS

The site is situated within the South Downs National Park. The focus of the SDNP designation is to conserve and enhance its natural beauty, wildlife and heritage and promote opportunities for public understanding and enjoyment of the special qualities of their areas, with conservation taking precedent in time of conflict between these aspects. The proposals has due regard for this designation, and is reflected in the proposed design development which focuses on a natural woodland style setting of discovery.

The site is located within Flood Zone 1 (lowest risk). It does not lie within a Conservation area, and does not constitute nor is near to a listed property.

The site access is from Frith End Road to the East. There are 119 parking spaces in the main hardstanding carpark, and a total of 204 spaces including the current overflow areas.

The site provides leisure and recreational facilities with a focus on golf. The proposals do not change the main use of the site, and retains the predominant use as a golf course.

The site has no constraints which would preclude its development in the capacity identified—increase in guest accommodation to facilitate the existing leisure and recreational uses on site, and erection of decking and pergolas.

ACCESSIBILITY:

The site is in the countryside and bounded by Frith End Road to the East, River Hill/The Street to the North, and fields to the West and South.

There is a public right of way running along the furthest point of the site on the West boundary. There are no other public rights of way on site.

The main vehicular access is approximately 0.4miles to the S-E of the centre of Blacknest with the closest bus stop and a pub, 1.8 miles from Binstead train station, and 1 mile to the main road A325 which runs between Farnham and Bordon.

Whilst the site is not in close proximity to the train station, it is within a reasonable walking (35minutes) and cycling distance, or a short taxi ride (4 minutes).

The site's use requires a countryside location due to the nature of golf courses needing open space. Therefore, its location as a leisure and recreational facility is appropriate.

The site is 1.3miles from the Alice Holt Forest, 2.1miles from Birdworld, 4.9 miles from the centre of historical Farnham, 5.7miles from the Rural Life centre, and 4.3miles from The National Trust Frensham Great Pond to name a few of the numerous tourist and recreation/leisure attractions in close vicinity of the site.

This makes it a well located position for exploration by foot, bicycle, or car to other attractions in the local area. There are many routes that are mainly off road linking the site and these nearby facilities to ease access by foot and cycle.

For those on golfing holidays/tours the site is well located near to several other golf courses, with at least 5 courses within 10 miles.

THE PROPOSALS:

The proposals are:

- Erection/installation of 20 glamping cabins consisting of 3 x accessible cabins, 7 x larger double bedroom cabins & 10 smaller double bedroom cabins.

- Alterations to previously consented raised timber decking adjacent to driving range with addition of pergola;

- Erection of pergola over rear patio of Clubhouse.

Erection of 16 covered bike storage facility by Clubhouse.

Additional landscaping and planting

The proposed glamping cabins are considered an ancillary use to facilitate the existing uses on site, and further improve the offering and attraction to current and future members, locals, guests and tourists.

The existing hotel rooms granted in 2020 have been successful and provided a facility that has been in good demand by those visiting the site for a variety of uses, including golfers on golf tours, event and function guests, general tourists to the local area, as well as families visiting near by family.

A couple of larger events have previously used ‘glamping’ tents for additional overnight accommodation, due to attendees preferring to stay on site instead of staying in other venues off site. These were successful as it reduced vehicular movements and reliance on taxis late at night, and allowed visitors the ability to use the other facilities the next day.

Addition of further overnight accommodation within this existing venue provides for a facility that is currently lacking in the local area and requested by visitors and users.

PLANNING POLICY:

The relevant development plan is the South Downs Local Plan (adopted 2nd July 2019), and the National Planning Policy Framework (NPPF) 2021, as amended.

The relevant policies from the policy documents are listed below:

South Downs Local Plan (2014-2033)

Core Policy SD1—Sustainable Development

Core Policy SD2—Ecosystem Services (refer to separate Ecosystems Services Statement)

Strategic Policy SD4—Landscape Character (refer to separate Design Access Landscape Visual Impact Statement and Landscape and Visual Impact Baseline Assessment Checklist)

Strategic Policy SD5—Design

Strategic Policy SD7—Relative Tranquillity (refer to separate Noise & Tranquillity Assessment)

Strategic Policy SD8—Dark Night Skies (refer to separate Lighting & Dark Night Skies Assessment)

Strategic Policy SD9—Biodiversity and Geodiversity (refer to separate Arboricultural Assessment, Ecology and Biodiversity Assessment, and Biodiversity Checklist)

Strategic Policy SD19—Transport and Accessibility (refer to separate Transport and Car Parking Assessment and Travel Plan)

Strategic Policy SD20—Walking, cycling and equestrian routes

Strategic Policy SD23—Sustainable Tourism

Strategic Policy SD25—Development Strategy

Strategic Policy SD34—Sustaining the local economy

Development Management Policy SD11—Trees, Woodland and Hedgerows (refer to separate Arboricultural Assessment)

Development Management Policy SD22—Parking Provision (refer to separate Transport & Car Parking Assessment)

Development Management Policy SD48—Sustainable Construction (refer to separate Sustainable Construction Statement)

SDNPA—‘Camping and Glamping Technical Advice Note’ - July 2021

SDNPA—‘Sustainable Tourism Strategy 2015-20’

National Planning Policy Framework (NPPF) 2021

Chapter 11—Making Efficient Use of Land

Chapter 12—Achieving Well Designed Places

Chapter 15—Conserving and Enhancing the Natural Environment

It is considered that the following planning items are of the most relevance in determining the application: 1) principle of development, 2) design and impact on landscape, 3) access and parking, 5) landscape and ecology, 6) impact on dark night skies.

The majority of the above are addressed in separate statements, as well as the below.

PLANNING POLICY ASSESSMENT:

There are two statutory purposes for National Parks, 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.

In addition the SDNPA has a socio-economic duty to seek and foster the social and economic wellbeing of the local communities within the National Park in pursuit of National Park Purposes.

Due to the pergolas and raised decking for the driving range and rear patio being minor works to facilitate existing facilities and the majority of the planning items are dealt with in the other statements, the majority of the focus of this report will be on the proposed glamping cabins.

The principle of development for the glamping cabins is considered acceptable as it has been established through the existing use of the site as a leisure and recreation facility, and the approval of guest/hotel accommodation in several past applications including, 31292/016, SDNP/13/02484/FUL and SDNP/18/03009/FUL.

Planning application SDNP/16/03563/FUL for a mixture of residential units and short term use units for overnight tourist accommodation was refused in December 2016, with the principle of visitor accommodation not being a reason for refusal. In this application the Parish Council supported the visitor accommodation, and the officer's report clearly sets out that the scheme was too large and suburban due to the 2 storey nature of the buildings, and as the previous applicant wished to seek flexibility in use of the short term accommodation for rehabilitation use, this did not constitute tourist accommodation as envisaged under the relevant planning policies.

This application proposes a very different scheme in comparison in scale, design and proposals, with the glamping cabins intended for short term visitor accommodation set within an 'experiential setting', which is considered to address the main overriding issues with the past applications.

Planning application SDNP/18/03009/FUL was allowed at appeal. The reasons for refusal were not due to the proposed hotel rooms.

The Appeal Inspector made several comments with regards to the previous proposals

for the tipis and facilities outbuilding and associated hotel rooms, which are relevant to these proposals, due to their proposed use, style and location near to the tipis and facilities outbuilding.

With regards to the principle of development of the previous tipis, the Appeal Inspector stated:

'Whilst they would not be directly used in connection with golfing, the function of the proposed tipis would be consistent with the existing longstanding use of this land as an area for recreation and leisure.'

'The conditions suggested by the authority would ensure that the new buildings remain ancillary to the golf course and do not become a destination or attraction in its own right. As such, the proposal would not lead to the sub-division of this golf course. Nor would it represent a significant intensification of the overall use of this rural enterprise.'

'The Framework, introduced initially in 2012, promotes places which enable and support healthy lifestyles, and requires that planning decisions should promote social interaction. The modest works to this existing rural business are likely to support its ongoing viability as a sports venue and community meeting place, thus helping to achieve these national planning policy objectives.'

'The overall extent of the proposed expansion would be on a modest scale. It would not lead to significant additional traffic movements, beyond that which could be reasonably expected to occur within the existing use of the site as a golf course. Such venues commonly provide entertainment and act as a social meeting place, in addition to providing facilities for sport.'

With regards to impact on the landscape, the Appeal Inspector stated:

'has an artificial, cultivated appearance largely comprising long strips of grass interspersed with bunkers. This can be clearly distinguished from the surrounding countryside, which is composed of irregularly shaped fields and woodland.'

'The proposal would increase the spread of built form across this golf course, which is currently concentrated around the clubhouse and associated parking area. However, the proposed tipis, facilities building and pavilion are of a modest size, rising only to a single storey in height. They would be set well away from the external boundaries of this golf course, and in a setting which is heavily screened by mature trees.'

‘This would limit the visual impact of the proposal on the landscape, to the extent that only significant views of the new structure would be from within the golf course itself.’

With regards to tranquillity and voices of visitors, the Appeal Inspector stated:

‘Whilst the golf course sites within a predominantly rural area, its proximity to housing and traffic along the Frith End Road mean that it is not a completely tranquil environment. There are other existing sources of noise, including a nearby pub. The existing level of tranquillity can be reasonably described as medium.’

‘There would potentially be noise other than amplified sound generated by events, for instance from people talking to each other in the open air. However, such activities would be unlikely to be of a volume that results in significant additional levels of noise disturbance, and the tranquillity of the surrounding area would not be materially harmed in this respect.’

These glamping cabin proposals are considered to extend and support the existing use of the site as a recreation and leisure facility. The glamping cabins promote and support healthier lifestyles and social interaction through encouraging people to be outside and playing outdoor sports, including more socially interactive games such as golf, foot ball and disc golf, and spending time in the countryside, as well as encouraging children and adults alike to try out new sports through the act of these being available on site.

Locating visitor accommodation on sites with existing facilities helps to reduce travel as visitors can be entertained, exercise, eat and drink, and when desired can also further explore other local areas with more ease as the opportunity is provided for access to other natural and cultural resources within the local area.

The proposals also provide a social meeting place as well for larger groups to stay and explore a local area and enjoy the various facilities offered on site, improving people’s health and wellbeing through providing holiday accommodation and leisure and recreational facilities.

The visual appearance and impact is similar to the tipis and facilities outbuilding, and being low level and sited well within the curtilage of the manmade landscape the cabins are well screened from the main roads and public areas, to the extent that the views are from within the site itself. These revised proposals do not increase visibility.

Visitor economy and planning policies:

A press release by the SDNPA Chief Executive in September 2018 set out the need to promote better tourism, stating ‘dispersed tourism can also mean better tourism, with more people experiencing the health and wellbeing benefits of exploration and tranquillity. Better because a wider range of local businesses will benefit from the money they spend. Better because a wider spread of visitors make it easier to sustain the public transport networks on which many rural communities depend... We need to welcome tourists, not demonise them. By providing more support and information we hope they will be prepared to travel further, use their cars less and pay a little more—reducing pressure on hotspots, providing resources to repair them and, best of all, introducing more people to their own wonderful South Downs National Park’.

This is important as it supports the spread of tourist accommodation into all areas of the SDNP and not just near to ‘well known’ tourist attractions.

The glamping cabins are considered to comply with Policy SD23 Sustainable Tourism as the proposals provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities of the National Park through encouraging staying and sleeping ‘outside’, use of facilities on site and in the near by area, encouraging walking, cycling and playing sports on site and leading from the site with the aim to reduce the need to travel by private car by providing multiple facilities in one place, and linked routes to other facilities, not detracting from the appearance and amenity of the local area, the designs are sensitive to the character and setting, and the number and size of the cabins are not disproportionately large in relation to the rest of the existing facilities on site and remain ancillary in use and closely associated with the other established leisure and recreational uses on site.

The policy supports visitor accommodation outside of settlement boundaries where it is associated with existing tourist related and/or recreational activities that require a more rural location. The policy also supports year-round visitor economy, which the proposals support by being located near to other existing leisure and recreational facilities, and in near proximity to other local attractions.

The proposed glamping cabins comply with Policy SD34 Sustaining the Local Economy as their wide range of uses helps to promote and foster the economic and social well-being of local communities and rural supply chains through increase in tourism and use of local

pubs, shops etc., providing of more meals and drinks from the existing restaurant/café on site which sources fresh food from local rural supply chains.

The glamping cabins help provide flexibility for the business to secure future resilience as it provides a less weather dependant facility on site, which is vital to further level up the seasonality issues that occur with golf courses on clay soil, which makes them too boggy to play in winter months. During the wetter weather, overnight visitors can make use of the café/restaurant, interactive driving range, footgolf and disc golf, which usually remain open even if the main course is shut, as well as cycling and walking locally.

The site is a brownfield site and the glamping cabins makes more efficient use of the land, in an area that is currently underutilised as it does not serve the main golf course, and retains the 6 hole Academy course.

The Partnership Management Plan set out the aim for 2050 and relating to glamping, outcome 5 proposes outstanding experiences which relate to the National Park for all and improving accessibility, and outcome 10 great places to work which relates to strengthening enterprises, increasing destination awareness and promoting sustainable tourism. The proposals help assist in meeting these outcomes with good accessibility provision for a wide range of visitors, and increasing awareness of the local area.

The SDNPA released a 'Camping and Glamping Technical Advice Note' in July 2021, which covers glamping style eco cabins (1.3). This Technical Note sets out the importance of tourism to the National Park. It summarises that the most popular activities is walking, followed by visiting a pub/tea room/café, and that glamping facilities will help increase the amount of low cost overnight accommodation in the National Park.



Figure 5: Example of views through cabins for landscape connection



Figure 6: Example of views out from cabin into landscape, with natural finishes internally

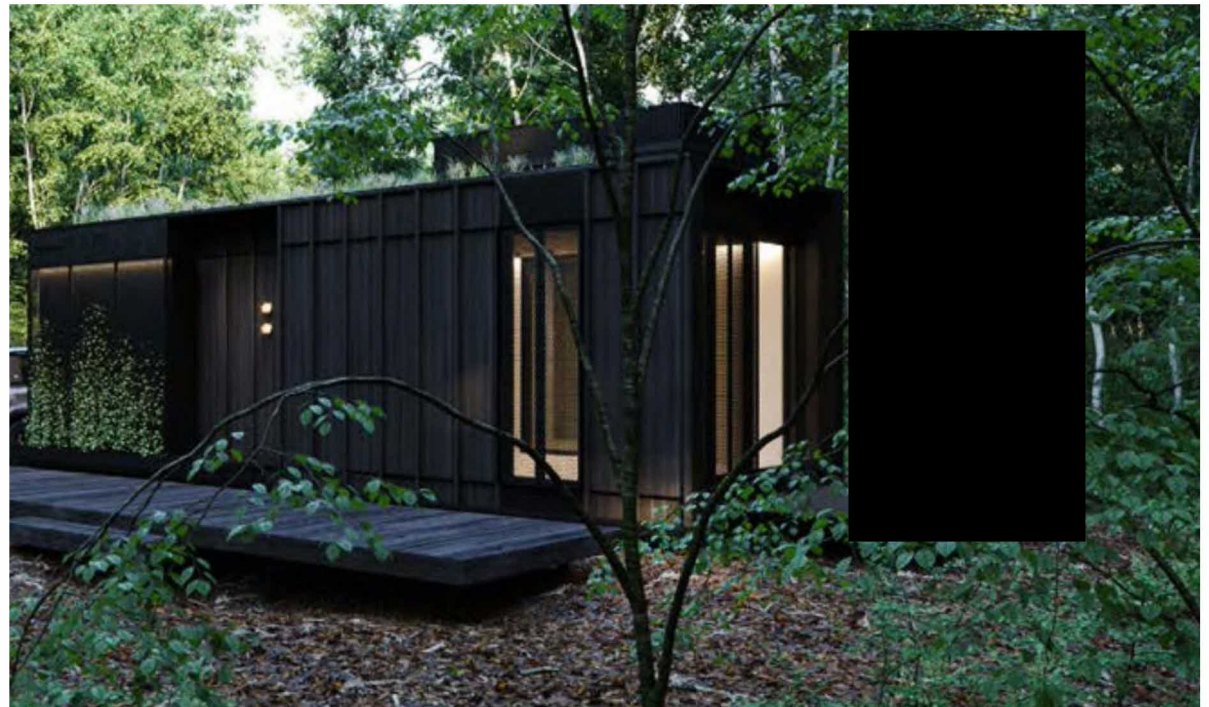


Figure 7: Example of cabins set within woodland / trees

DESIGN PROPOSALS:

The design requirements are to focus on:

- Providing a rural experience;
- Creating a setting for ‘discovery’;
- A ‘light touch’ approach, minimising impact on the existing environment and blending with the existing landscape;
- A focus on increasing and improving the quality of wildlife and trees

The proposals locate all the cabins to the South corner of the site near to the tipis and facilities outbuilding in approximately 5 ‘groups’.

The proposal layout has been carefully considered to follow the natural layout of the site’s landscape circling around the existing tree copse, with creation of 5 different groups of cabins in the overall designated area, with differing orientations, density of planting, access routes, views, and levels of privacy and social/shared spaces.

Some of the cabins are within closer proximity to the tipis and facilities outbuilding compared to others, however, all groups of cabins are provided privacy through the use of landscaping and planting.

The proposals include the extension and linking of the existing tree copse to the woodland to the South of the cabins with similar types of native trees, to assist with creating a more woodland style walk and setting that will further mature over time.

The revised layout and replacement cabins retain a similar meandering route around the existing copse of trees, with new structural trees and vegetation forming the thresholds and enclosures of the different cabin groupings.

Groups are designed to create a more informal collection of cabins with different orientations, levels and direction of sunlight. All cabins are well spaced with on average 6-12m distance between cabins with varying views.

Two cabins are set within existing openings in the main copse, accessed with individual paths, and another 2 cabins are nestled into existing indents in the South and East sides of the copse to increase the woodland feel. To note the 4 cabins within/adjacent to the copse will not be able to be lowered into the ground due to tree roots, therefore, will have stepped access, or soil ramped up to the front for flush access. The remainder of cabins to have a lowered hardcore base to allow for flush access to the front door and to the decking.



Figure 8: Example of natural timber benches and shared social spaces



Figure 9: Image of cabin in a more open setting, the site is to have more trees between cabins. Copyright Nokken.

Two cabins are set to the North side of the copse, due to accessibility purposes, with views towards the putting green. These cabins are partly screened from the tips and facilities outbuilding by a mixture of low level planting and native bushes.

Three ‘social’ areas are proposed in the centres of the three larger cabin groups, with low level planting around the space and a bark surface finish. The shared social spaces vary in size from areas with less open space and more planting to those with more space to play games.

Seating in the social areas is consist of long timber benches of simple design, with a mixture of benches with and without backrests to suit different ages and abilities, see examples.

The middle cabin groups have open grass between the cabins to allow for use of the open space, whilst retaining privacy for the occupiers due to distances between cabins.

Paths and entrances to cabin groups are softened and bounded with a mixture of low level planting, grasses and wildflowers, and more structural shrubs closer to existing and new trees.

The revised scheme retains all the cabins nearer to the tips and facilities outbuilding, and outside of the 15m buffer of the Ancient Semi-Natural Woodland to the West.

Access & paths:

The accessible cabins are located closer to the main paths for easier access with self-binding gravel path finishes for ease of access for wheelchairs/walking implements, and intermixed with the larger cabins to allow families/groups to share cabins with ease.

The layout of the paths reflects the previous scheme, however the majority of cabins now have their decking on the opposite side to their main entrance, increasing privacy for occupants compared to the original consent. This retains a reduction in paths and for cabins to be set within vegetation,

Main paths are self-binding gravel to match the existing paths on site, with ancillary branch paths to cabins to be wood/bark chipping finish with geo-textile membrane and hardcore under to provide some stability for buggy access and to soften appearance.

Servicing & Facilities:

All the cabins have en-suite facilities within their unit.

Please note BBQs will not be permitted anywhere on site. Some of the cabins have kitchenettes to allow for some low level prepping of snacks and drinks, and guests will be encouraged to eat in the Clubhouse or to explore and experience the other local food facilities nearby.

Examples of glamping accommodation on golf courses:

There are several examples of other golf clubs which have on site overnight accommodation. The closest, Old Thorns Golf Club in Liphook has a group of similar style glamping pods nestled by the golf course and gym, which disappointingly could have made better use of the beautiful views and countryside location, but are instead hidden behind tall fencing and face out over a tennis court. Cottesmore Golf & Country Club in Crawley has much larger 2-bedroom timber frame lodges at 60m², located within the grounds of the golf course.

Further away Rodway Hill Golf Course in Highnam Gloucestershire has a Pod Eco Hotel facing over the golf course and the RSPB wood directly opposite, consisting of bedrooms and a separate shared shower and WC facilities block. Laceby Manor in the Lincolnshire Wolds has a wide selection of pods and lodges of various sizes with and without en-suites all located with views across the park lane golf course. The Bentham Golf Club in Lancaster has a mixture of cottages, lodges and pods of various sizes including 2 and 4 bedroom lodges.

Pergolas over rear patio, and Raised decking and pergola and external alterations to driving range:

These proposals are considered to not conflict with planning policies and to have no negative harm on the site, landscape of the SDNP or neighbouring properties due to the nature of their construction, location and proposed uses.

The pergolas over the rear patio provides a longer term solution to table umbrellas which regularly are broken in the wind. They provide sun shade and light rain protection, and help encourage people to sit outside and experience the views and beauty of the site, and watch people play golf.

The pergola and raised decking by the driving range support an existing facility, providing a safe space for users to wait for a bay to become available, to provide space to sit when using the bays as larger groups or families where only a couple of members are playing and the rest are watching, or for those awaiting their turn in a training session.

In addition, it provides space for compliance with previous social distancing requirements and for those still uncomfortable with being sited close to others.

At present users waiting for a bay, wait by the entrance or in the car park as there is no where else to stand or sit where users can see others leaving the driving range. The proposals rectify this and encourage more users to the driving range.

CONCLUSION:

In the policy context it is considered these proposals are consistent with the relevant planning policies of the South Downs Local Plan, and government legislation set out in the NPPF, and help support the aims of the SDNPA set out in their recently published ‘Camping and Glamping Technical Advice Note’.

The revised proposals introduce a more attractive cabin type with a higher quality finish and better sustainability credentials through better insulation and sustainable finishes. The revised proposals retain the 15m buffer zone to the Ancient Semi-Natural Woodland located to the West of the proposals.

It is considered the design and locations of all the proposals compliment the existing buildings and layout on site, and improves access for all to use the existing and additional facilities proposed. In addition, the proposals help encourage visitors to the SDNP and help improve health and wellbeing through visitors being in nature and on a site providing a range of outdoors sport and recreational facilities.

The proposals provide more variety of facilities and at varying affordability for guests, and the glamping cabins are considered to be an ancillary facility to support the existing facilities on site, providing a benefit to the Club and guests, as well as a wider benefit for the surrounding area through visitors using local facilities and attractions.

The proposals increase local employment opportunities and use of local businesses as suppliers for food, drink, laundry, bar and restaurant staff and cleaners etc.

The glamping cabins proposals have been carefully designed and located near to the existing group of outbuildings to reduce the area of built development within the manmade landscape, and are also set back well into the site surrounded by new planting, which further heavily restricts the visibility of the proposals.

Due to the manmade landscape, layout of the site and with the cabins designed to follow the existing landscape, the proposals are considered to not negatively impact the appearance of the landscape from the public viewing points, neighbouring properties

and from afar.

The site has a large amount of car parking with overflow car parks which have rarely been utilised in the past and provide suitable amount of parking for the minor additional visitors that would result from the proposals, ie. tourists. Please refer to the Transport Statement for further details.

The glamping cabin proposals are considered to make a positive contribution to the natural beauty and heritage of the National Park, by encouraging visitors to spend time in the countryside and explore the local area. The cabins are gently nestled into the landscape and do not have a negative impact on the beauty or wildlife on site, and likely to improve the wildlife quality through providing longer areas of grass around the cabins and scrub near and under the new and existing trees, allowing more habitats and linkages for wildlife.

The proposals are considered to achieve net gains across the three mutually dependant objectives of sustainable development including social benefits through bringing people together in an recreational and leisure environment, economic benefit through potential for more local jobs, and providing overnight accommodation that encourages increased consumer spend in the local area assisting in securing the vitality and viability of these services and facilities and supports the visitor economy of the SDNP, and environmental benefits through efficiently using a brownfield site, and retaining and increasing tree and hedgerow cover and bringing in the other environment benefits as set out in the Ecosystem Services Statement.

Overall, given the revised proposals compliance with both local and national policy and the ability to achieve net gains across the social, economic and environmental considerations of sustainable development, it is respectfully requested that this amendment s73 application is approved.

Please refer to Noise Tranquillity Assessment, Landscape and Visual Impact Assessment Checklist, Lighting and Dark Night Skies Statement and other supporting assessments and statements for further information.

END