



# APPLICATION REFERENCE: PF/22/1708

LOCATION: Shrublands Farm Camping Site,  
Craft Lane, Northrepps

PROPOSAL: Siting of two Glamping Pods for  
Holiday Use



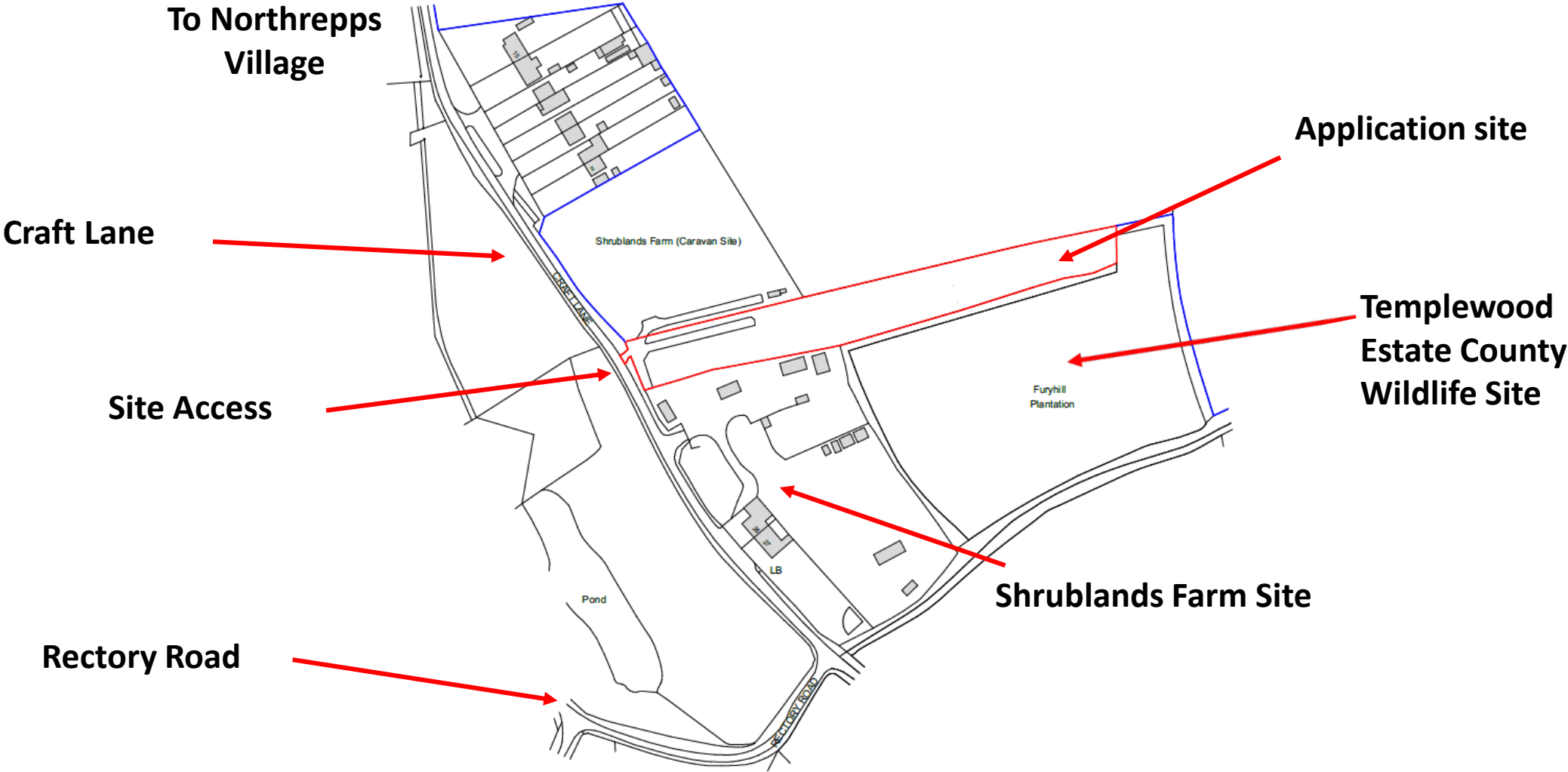
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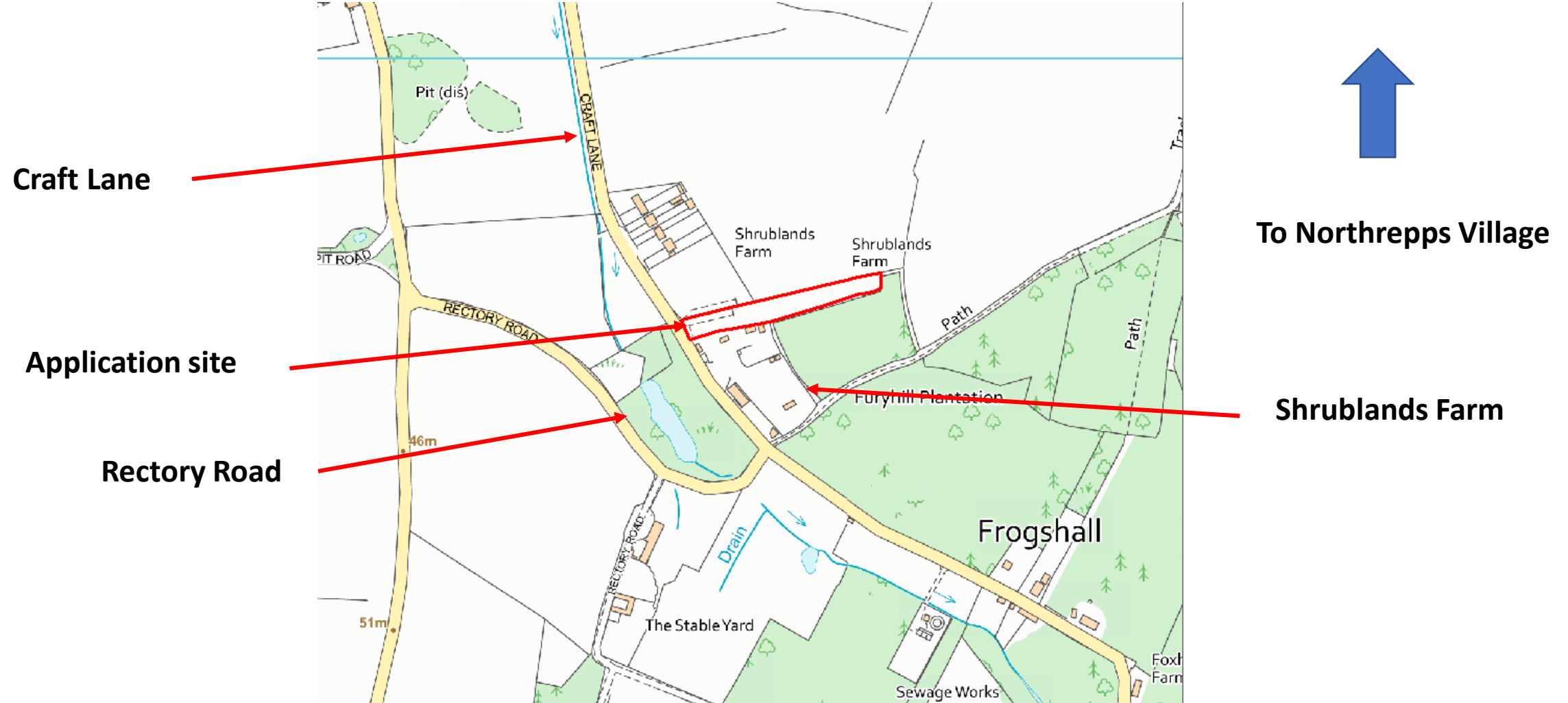
23/03/2023



# SITE LOCATION PLAN



# SITE LOCATION PLAN (Wider Context)







# SITE LOCATION (aerial)



# PROPOSED BLOCK PLAN





# PROPOSED GLAMPING PODS (EXTERNAL APPEARANCE)

**Lune Valley glamping pod example  
Image supplied in Planning Statement**





# PROPOSED GLAMPING PODS (VISUALISATION)

**Glamping Pods in situ**  
**Image supplied in Planning Statement**



# VIEW OF SITE FROM ACCESS (CRAFT LANE)





# VIEW OF SITE FROM ACCESS OFF CRAFT LANE





# VIEW OF EXISTING CERTIFIED CAMP SITE



# VIEW OF ADJACENT FIELD TO NORTH-WEST





# VIEW FROM ACCESS ALONG CRAFT LANE LOOKING NORTH-WEST



# VIEW FROM ACCESS ALONG CRAFT LANE LOOKING SOUTH-EAST





# KEY ISSUES

- Principle and site history
- Design and landscape impacts including upon the AONB
- Residential amenity
- Highway safety





# RECOMMENDATION

**REFUSAL** for the following reasons:

In the opinion of the Local Planning Authority:

- The scheme would result in introduction of new build tourist accommodation on land designated as 'Countryside' in Policies SS 1 and SS 2 of the Core Strategy, where Policy EC 10 specifically prohibits the principle of new holiday sites within sensitive landscape designations including the Norfolk Coast AONB.
- A development of 2 no. glamping pods in this location would constitute an unacceptable form development within the Norfolk Coast AONB, contrary to the requirements of Policies EN 1, EN 2 and EN 4 of the North Norfolk Core Strategy, Section 15 of the NPPF and the principles set out in the North Norfolk Landscape Character Assessment, 2018 (NNLCA) and the North Norfolk Design Guide (SPD).
- The access road (Craft Lane) is considered to be inadequate to serve the development proposed, by reason of its poor alignment, restricted width, lack of passing provision, restricted visibility at adjacent road junctions and lack of pedestrian facilities. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety contrary to Development Plan Policy CT 5.

Final wording of reasons for refusal to be delegated to the Assistant Director for Planning.