

# APPLICATION REFERENCE: PF/22/1708

LOCATION: Shrublands Farm Camping Site,  
Craft Lane, Northrepps

PROPOSAL: Siting of two Glamping Pods for  
Holiday Use



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

20/04/2023



# EXISTING POD LOCATION





# SITE LOCATION (aerial)



Northrepps village

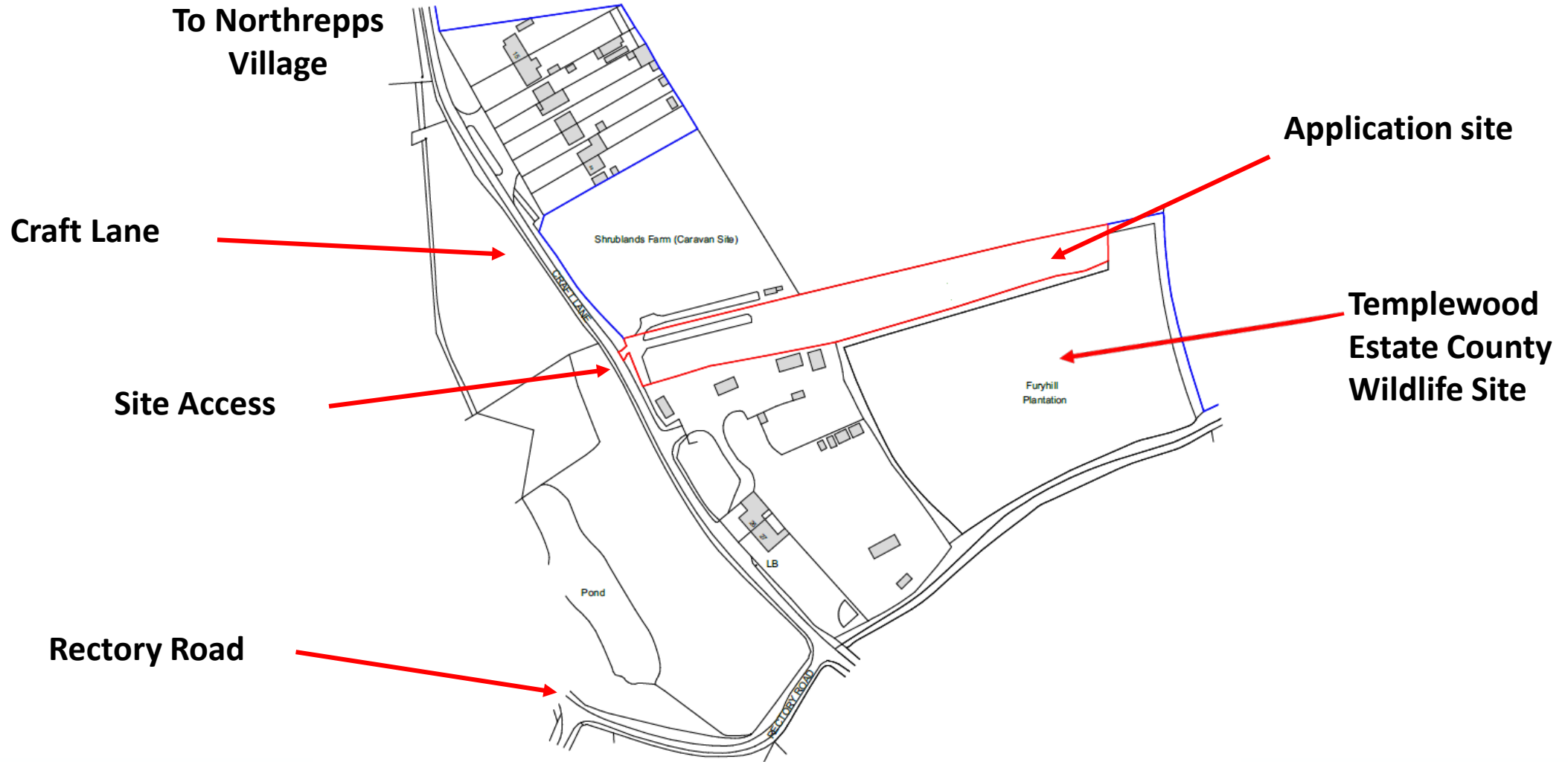
Hungary Hill

Existing Location of pods

Craft Lane

Proposed Location of pods

# SITE LOCATION PLAN



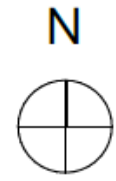
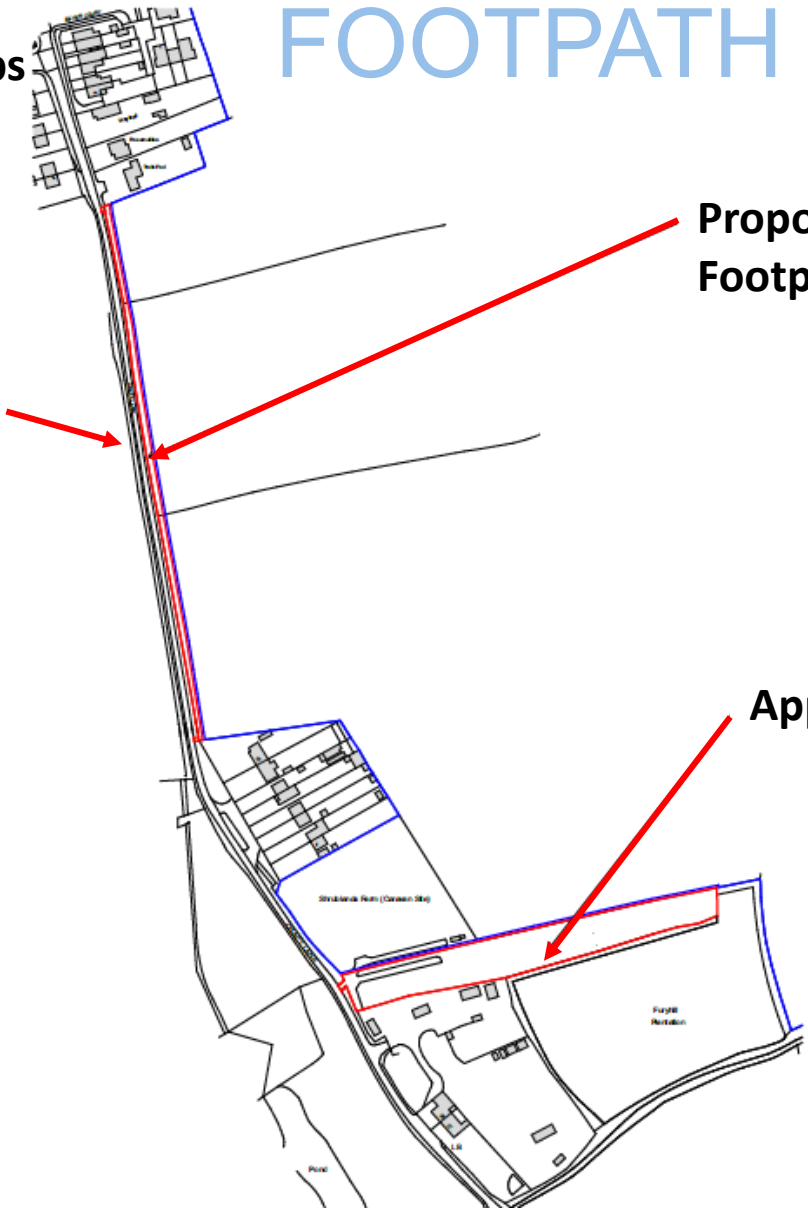
# FOOTPATH LOCATION PLAN

To Northrepps  
Village

Craft Lane

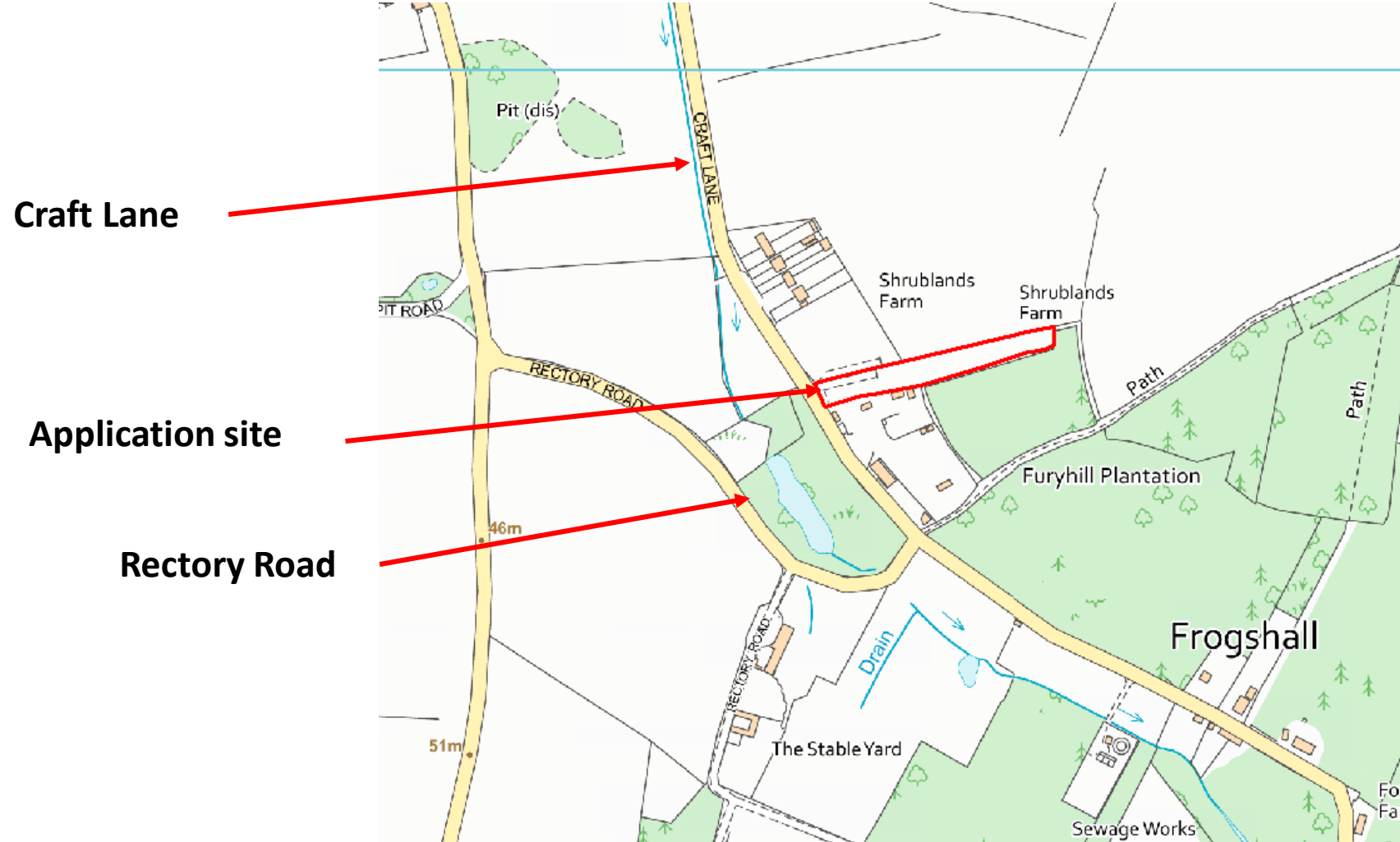
Proposed Permissive  
Footpath

Application site



SCALE 1:2500  
0 20 40 60 80 100 120m

# SITE LOCATION PLAN (Wider Context)



To Northrepps Village

# 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.