

Applicant Response to Planning Objections

We would like to formally respond to the objection raised in relation to our proposed glamping development at Side Farm. We appreciate the concerns expressed and wish to provide clarity and reassurance regarding the nature of the proposal and the measures we are taking to ensure it is appropriate, low-impact, and respectful of the local environment and community.

The lane leading to our property, while narrow, includes eight existing passing places and is already used safely and regularly by our family, visitors, and service vehicles, including oil deliveries, waste collections, and emergency services. Emergency access has been demonstrated in the past, including ambulance and air ambulance attendance. To further improve safety, we are committed to installing new and clearer signage, enhancing visibility where permitted by trimming back foliage, and making existing speed bumps more prominent. We also intend to install a defibrillator on-site as an added precaution.

We have written to the other owners of the access lane and have offered to purchase their sections to take on full responsibility for ongoing maintenance. Our intention is to ensure that the track is kept in good order for all users, and we are willing to take on this responsibility in full. We note that other residents and visitors also contribute to usage of the lane, including for home-based businesses and local nature access.

Our legal right to use the lane, including for commercial purposes, is confirmed in our property title deeds. The site already includes a holiday let granted permission in 2003, setting a precedent for tourism-related activity on the land.

To ensure safe and considerate use of the track by our guests, we will implement clear terms and conditions via our online booking system. Guests will be required to confirm they understand the nature of the access lane, adhere to a low speed limit, and use vehicles no larger than 3.5 tonnes. We will provide detailed arrival instructions and are happy to install passing place speed limit signage as well as maintain passing places to ensure they are clear and unobstructed, benefitting all users of the lane.

The proposed glamping site is modest in scale, with four pods accommodating a maximum of 16 guests, though we anticipate typical occupancy to be lower as each pod has 1 double bed and 1 sofa bed (which will not always be in use). Our car park will be limited to six spaces, and we anticipate no more than one vehicle per pod in most cases. Quiet hours will be enforced from 10:00pm onwards, and signage will be displayed reminding guests of our noise policy. We will also include this in the guest agreement prior to booking confirmation. No amplified music will be permitted, and the overall atmosphere of the site will be one of calm, nature-based retreat.

We are not proposing any on-site recreational activities beyond walking, and the intention is to promote low-impact enjoyment of the surrounding countryside. Likewise, secure bicycle storage has been proposed to encourage sustainable travel when exploring the local area. Our understanding is that while the lane is not a registered bridleway, it is not prohibited for adjacent properties such as ours to be accessed using bicycle. However, this secure bicycle storage can be removed from the proposal if required.

Concerns around hot tubs have been considered carefully. We confirm that hot tubs will be managed in line with best practice, with water discharged safely via a suitable drainage and soakaway system approved as part of our overall drainage strategy. Hot tub water will be treated responsibly and will not enter the shared water supply or impact neighbouring properties.

To address water supply concerns more generally, we will provide a separate private water source for the glamping site. This ensures that the current supply to neighbouring properties will remain

unaffected. This matter has already been discussed and agreed directly with the two properties that share the private supply, and does not impact Rock Cottage.

We are aware of the larger Moneystone Quarry development nearby but believe our proposal is fundamentally different. Our offering is a small-scale, quiet, nature-based retreat intended to complement the local tourism economy rather than compete with large-scale resorts. Furthermore, compared to the potential return to active farming operations – which would involve frequent movement of agricultural vehicles, machinery, and livestock – the glamping site represents a less disruptive and more sustainable long-term use of the land. The glamping field will be sensitively managed with ecological enhancements and rewilding, contributing to a 22% biodiversity net gain in line with our ecological report recommendations.

We are committed to delivering a small, respectful development that protects the landscape, supports local tourism, and minimises disruption to neighbours. We welcome the opportunity to continue working with the council and our neighbours to ensure this proposal is managed in a way that benefits the wider community.