

12 January 2016

Dear Mr Housden,

Proposed Change of Use Application for the extension of the existing camping site to provide Lodge Accommodation at Canadian Fields

Additional Justification:

Business model

The aims of the current planning application is to seek approval for the next phase of development at Canadian Fields, Gale Lane, Nawton.

The proposed Lodge proposal is being developed as part of the ongoing development of Canadian Fields Glamping Site, a former agricultural property which was granted a Change of Use for Camping in 2011. The Conditions imposed on the site grant permission for up to 19 Safari Style Glamping Tents for holiday accommodation use all year around and the associated facilities. There are currently 4 safari tents on site and I continue to invest in more accommodation each year with work currently underway on the construction of the next new glamping unit. I am attempting to self-fund the project and therefore I have started with small numbers and put a new tent on each year as the site matures and becomes more popular, thereby generating income to be reinvested as the demand grows. The currently undeveloped areas of the site are used for traditional camping pitches which are under provided for in the area, resulting in high occupation levels of site for much of the summer months.

The undeveloped camping field is a significant income generator to the site which requires little additional investment and maintenance and therefore it is not in my interest to amend the current approval to swap tent pitches for lodge pitches. The plan is to continue to erect at least one glamping unit per year provided that the funds are available.

In November 2014 the planning Committee refused to issue a retrospective approval for the camp kitchen on site and stated that they would issue an enforcement notice to remove the building within 2 years. Two years have now passed and the decision has not even been issued yet, however nor have any complaints about the site or activity levels on it been received. This uncertainty has meant that I have not invested as much in new structures over the past couple of years as I had hoped, instead I have chosen to invest further in the first tents erected to improve the fittings, replace boilers, install log burners and address other teething issues to ensure that a high standard is maintained on site.

The initial investment in a glamping tent is much more of a commitment than a static caravan or lodge as it cannot be sold and towed away if the venture fails.

Due to the nature of the glamping tents, the initial set up is bespoke to the site and includes the construction of the decks upon which the glamping tents are sited, the construction of the toilet and shower cubical and the purchasing of the tents themselves, for which there is no second hand market. This is therefore not a commitment that the I can take lightly.

It would not make sense to move the camping site to the rear field (subject to this application) as all the toilet, shower and washing up facilities that the campers require are located around the reception building at the centre of the site. The warden accommodation is also located in this block which is well located to deal with any queries or nuisance behaviour quickly. If the camp site were to be relocated to the rear field a new facilities block would have to be created in the rear field which is considered to be unnecessary additional investment.

My business model is to have a variety of different types of accommodation on offer to gain a wider custom base at different price points to ensure that the business continues to thrive. Glamping continues to offer a new and alternative holiday for those wishing to holiday in the UK, I do not feel that the same atmosphere would be created if the glamping tents looked out into a field of static style lodges, and vice versa with the higher end accommodation offered in the lodges looking back onto the more rustic glamping tents, which is another reason for keeping them slightly separate and continue to develop the current proposal as approved.

Highways Issues

I have met with Stephen Boyne from Highways today with regard to his concerns with regard to the width of Gale Lane in two specific places. We have agreed the location and specification of two passing places, details of which will be forwarded to you shortly. This will overcome his concerns about traffic passing on the narrowest parts of Gale Lane and also allow an increased width of road to be used by pedestrians, thereby overcoming his concerns so that he can recommend a Conditional approval.

I hope this has helped to provide Officers and Members with the further information they require to recommend approval to this proposal however please feel free to contact me again should you have any further questions that I can help you with.

Kind Regards

Miss Jenny Bulmer

Canadian Fields