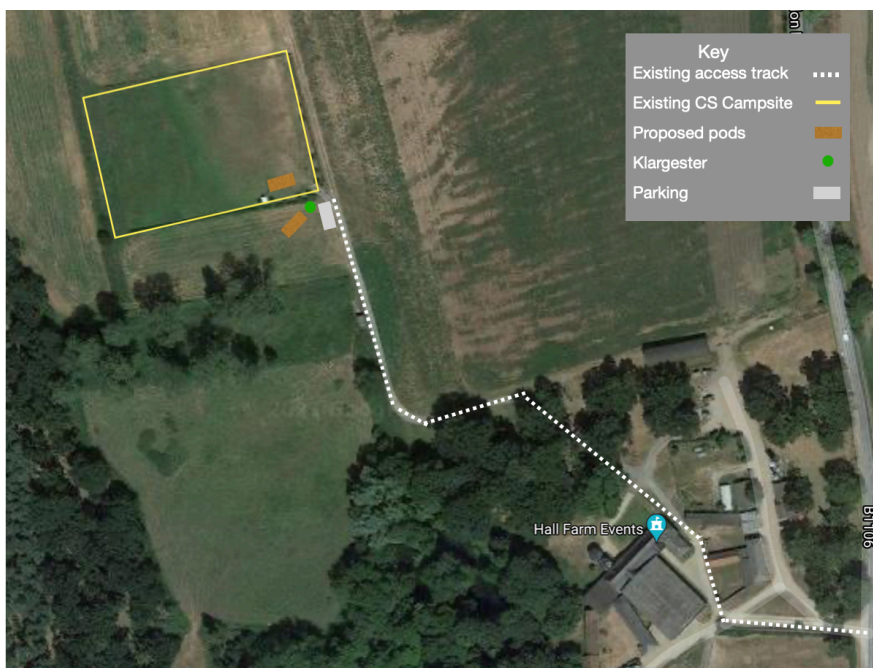


## **Background & Current Use**

Hall Farm is a small family-run farm of approximately 500 acres situated on light Breckland soil. Located between Bury St Edmunds and Thetford, bordering The Kings Forest. We currently run a small (5 caravan pitch) CS Camping & Caravanning Club Campsite which has been successfully running for 6 years. In addition to this, we also host a small amount of Wedding receptions and charity events during the year, utilising our own marquee on the land - these are held on a TENS license obtained through local authority.



(1) View from track toward entrance to Campsite. One of the proposed pods would be to the near side of the existing hedging and campsite and one pod would be inside campsite with a new hedge, separating it from the existing campsite. Parking would be as proposed below, to the rear of pod 1.



(2) Site map existing/proposed

## Design Statement

### Proposal

Planning permission is sought for the change of use of a small parcel of land situated next to and within a small portion of our existing Caravan site, leaving ample room for our Camping & Caravan site to function as before. We are proposing to station two (2) Glamping Pods on these sites with associated groundworks. These units are self-contained with their own toilet and small kitchenette facilities. The Pods are of a simple, wood clad finish which will ensure that it gently fits in to its surroundings. The units will be stationed on small hardstanding concrete pads - a small gravel area to the front of each unit will be gently landscaped in to provide an outdoor area for guests. Furthermore, native hedging will be planted between the Pods to ensure a privacy screen for both the guests of the pods and those staying on the caravan site. This will also soften the landscape around the Pods. The Pods will be West facing, which is toward The Kings Forest. Low lighting to the exterior of the Pods would be installed. The Pods, which conform to the Caravan Act, are built on to a chassis with ensuring they are moveable if required. Dimensions are as follows: Length 9m, Width 4.11m Height 3.6m (externally) with a 2.95m internal height. The external outdoor gravel area would be 4 x 4m. The Pods that we wish to station here at Hall Farm are for holiday rental purposes. The Pods are effectively a static caravan with a pod appearance. They are built on a chassis with wheels and remain on the chassis with wheels, so if desired could be moved elsewhere or removed from site. To clarify, the concrete base that we propose to place them on would be 4-6" deep, this is for the purpose of levelling the ground on which they sit and to stop damp from rising in to the pods. If this is considered too permanent, the Pods could be levelled with/sit on individual pad stones with a membrane and gravel underneath. We have been assured by the manufacturer that these units are treated by planning authorities as static caravans, and that the same regulations apply. In terms of waste management, we propose to install a sewage treatment plant (Klargester) which would service both of these units along with a drainage field. A trade-waste contract will also be put in place to remove recycling and general waste from site.



(3) Floor Plan of proposed accommodation



(4) Panoramic entrance of accommodation



(5) Panoramic entrance and exterior view of accommodation

Access to the Pods would be by way of the existing gravel track which leads to the Caravan site. Designated parking for the pods would be located behind pod 1, ensuring guests will only have to walk a short distance to get to the accommodation. The intension for the carpark is that it will be laid to reinforced grass mesh. It is essential for the feel of this project that any hard landscaping is kept to a minimum.



(6) Access track



(7) Proposed land (outside of campsite) for the first Pod - approximately 2 acres, only 0.5 of higher ground intended for use to site the Pod.



(8) Proposed siting for the second Pod - situated inside the campsite adjacent to the existing screen hedging. The Campsite area is approximately 1.5 acres - approximately 1/8 of which will be utilised for the siting of the pod.

## **Planning Policy**

The following policies are relevant to this planning application:

- DM34 - Tourism Development
- DM5 - Development in the Countryside
- DM10 - Impact of Development and Site Biodiversity and Geodiversity Importance
- DM42 - Open Space, Sport & Recreation Facilities
- NPPF 2020 - National Planning Policy Framework
- Core Strategy Policy CS3 - Design & Local Distinctiveness
- Core Strategy Policy CS9 - Employment & Local Economy
- Core Strategy Policy CS13 - Rural Areas
- Core Strategy Policy CS2 - Sustainable Development

## **Conclusion**

We have, wherever possible, tested the proposed development against both national and local planning policy requirement and feel that justification for the development has been established.

These low-impact holiday lets will be situated sympathetically within their environment, ensuring that the surrounding countryside can be enjoyed by guests without detriment to wildlife or the vista. Our intention is to be as subtle within the landscape as possible which is why a natural coloured clad Pod with a gently sloping roof is the type of accommodation we wish to incorporate. It is not our intention to have a static caravan type accommodation as we believe this is not befitting of the area.

We hope to provide family-friendly accommodation that will have year-round appeal. Our location, with direct access into The King's Forest, offers fantastic walks and bike rides and is a well-loved location for those wanting to immerse themselves in nature. We hope to marry this new venture with our existing campsite & wedding business in the hope to increase trade from primarily Summer trade to all year-round tourism which will help to support the small family farm and also enable us to employ further family members to help manage the additional accommodation.

We have seen how our patrons have spent money in the local area during their stays. Visiting many local Attractions, Historic Sites, Public Houses, Restaurants and Retailers - so we are assured that these businesses have already benefited from the additional trade from our campsite guests and we feel that the local economy can only benefit further from this project.