

## Supporting Statement

Re – Proposed Glamping Site, Facilities and Car Parking provision, Grove Farm, Norton Disney for Mrs R Burkitt

This **supporting statement** has been prepared following discussions with the Planning Department and seeks to give further information on these proposals.

The applicant has provided the following information.

Glamping by definition is “a form of camping involving accommodation and facilities more luxurious than those associated with traditional camping”.

We want to offer accommodation that suits our setting, glorious views and location. This would be high specification, pre-erected, storm proof, cream/light coloured, airy, plenty of daylight and spacious canvas tents with log burning / cooking stoves, double beds (or single to suit) with actual mattresses, carpeting and chandelier led lighting. Individual use bathroom facilities and a central community fire pit, so people can socialise with other guests or be alone, whichever is their desire. This all gives a more B&B / home type experience and guests would only bring personnel effects etc, not camping equipment.

The accommodation has been carefully chosen - there are no glamping sites in the vicinity of these proposals. There already is an existing tourist base in and around Norton Disney comprising of a caravan site, holiday lodges and bed and breakfast accommodation. There has been a recent loss of the accommodation at Norton Lodge, since its change of use to an education facility.

This proposal will expand and complement an existing rural equestrian business. Customers currently travel from other counties to participate for just one day. We have existing overnight accommodation and facilities for horses in the form of a stable yard with 6 stables but do not have overnight accommodation and facilities for people and these proposals present an opportunity for that.

We currently offer natural horsemanship in Lincolnshire. Clinics, teaching, hacking using the beautiful bridleways and woodland within Witham Valley Park for people who have their own equines i.e. they bring their equines and themselves to us, sometimes from one or two counties away. Natural horsemanship is “a philosophy of working with horses based on the horse’s natural instincts and methods of communication, with the understanding that horses do not learn through fear or pain, but rather from pressure and the release of pressure”.

We would also like to expand our current equine business from just teaching people who own their own equines into equine assisted therapy and equine assisted learning for people with sensory disorders or mental health issues.

This would be available for all, but we also believe this would potentially complement our close eastern neighbour, The Witham Prospect school as they are a care and education facility for children aged 11-18 with severe and profound learning disabilities. And also our close northern neighbour, Hill Holt Wood to offer a suitable venue for their eco-therapy (health and wellbeing outdoors) which would enable them to offer overnight accommodation with a similar ethos to their business at a neighbouring farm and mean that people with further travelling distances could attend.

According to the Mind charity website, as a nation we are becoming obese and have poor mental health which costs the UK around £105 billion pounds a year. Natural therapies such as eco therapy and opportunities for group activities outdoors are a substantial breakthrough in treatment and offer an alternative or addition to traditional drug therapy rehab.

We are within a beautiful location, close to nature, within Witham Valley Country Park, surrounded by, stunning, unspoilt landscape views, woodland and open spaces with footpaths and bridleways and neighbours of Hill Holt Wood. This proposal would benefit them further by providing accommodation for their weddings. They are often asked for local Glamping venues for wedding parties and have to tell their customers there are none. It's not something they personally wish to pursue due to site security issues with having members of the public in the woodland overnight.

Weddings are also conducted at Brill's Farm, which is our westerly neighbour and we would be able to offer high standard country outdoor private wedding guest accommodation in addition to their existing B&B accommodation should any of their wedding couples wish to use us.

In addition to all of the above we aim to be a short break destination for families, a detour from real life, outdoor fresh air away from Wi-Fi, emails and the familial demands of work and education. The core concept to the glamping site is to attract a market that seeks a more luxurious and "easy" camping experience.

We will facilitate family time, relaxation, mindfulness, wellbeing and outdoor active fun. There will be outdoor space for family games, opportunities for children to collect eggs from chickens and feed and pet some smaller animals and a communal fire pit for socialising with other families is so desired. Our accommodation would be of the highest standard the market has to offer, pre-pitched and furnished enabling families to just pack their clothing and essentials and nip away for a weekend term time, stress free in the great outdoors thus avoiding the need for extra time pitching and setting up beds etc and making term time outdoor weekend breaks a relaxing reality, rather than a stressful impossibility following the introduction in 2013 of schools fining for any term time days off/holidays. We want to take away the complications of family camping and just enable each family to enjoy the time with each other.

We researched other glamping sites in nearby counties, with reference to pricing, availability, facilities, feedback etc. We also attended the glamping show annually for ideas / reputable suppliers.

We asked a current business customer what they thought of the proposal & she responded with "Children, in particular those with sensory perception disorders, have difficulty dealing with the busy hustle and bustle of normal daily life. It is often too much for their senses and a total overload of what they can happily

cope with. A quiet place free from screens, internet and overstimulation is an absolute haven for them helping to ground them and reset their senses and enable us as parents to enjoy time with our children on a level that is holistically essential for wellbeing. Simplicity and mindfulness is essential for mental and emotional health and I would be absolutely delighted to find a campsite that offered this facility” Kerry Douglass, Leicestershire.

There is a business called Equi-fit that currently runs short courses once a week from Norton Disney village hall. During the summer months they have said they would use our glamping site if we are permitted to have one for weekend camps/courses.

The Green Man pub in Norton Disney would see an increase in custom as we would undoubtedly recommend that our guests who that didn't fancy stove or camp cooking to take the short walk into Norton Disney village and experience Becky's amazing culinary cuisine. We do already have an established business working relationship with The Green Man as they currently host and cater for all of our pub rides.

We have spoken with the organisers of Lost Village Festival that Norton Disney hosts each summer and they have also said that they would be keen to use our site from a management accommodation point of view. They previously used B&B accommodation at Norton Lodge, but that has now been sold and converted into The Witham Prospect school and is no longer available to them. The conversion of this means that Norton Disney has lost accommodation that was previously used for overnight B&B and short breaks like wedding accommodation.

The location of these proposals can also relate to the wider tourist areas of Lincoln and Newark etc.

We will use primary websites to advertise, notably “glampingly.co.uk” and “coolcamping.com”, social media will also be used to promote the site. It is also anticipated that “word of mouth” marketing will also be an active way of promoting the business, also local businesses contacted will pass our details on to their customers, i.e. for hosting wedding guests.

The occupancy rates are expected to be high during the summer months / school holidays / wedding season and weekends and also during local events (notably Norton Disney Equestrian BE Horse Trials, Lost Village Festival (staff etc), Pony Club events and wider events such as The Lincolnshire Show, The Newark / Notts Show etc.

The loss of the existing paddock, subject to this change of use application, does not have any effect of the current business use, as other paddocks are available.

The glamping proposals are of a “temporary” nature and thus it is considered that they do not impact on the potential to extract minerals from the site in the future. The proposed use will not cause proximal sterilisation to any potential minerals below the surface. It is not feasible or viable to extract as the site is adjacent to a domestic dwelling (Grove Farm House) and thus its proximity to the dwelling would be unlikely to permit mineral extraction in such close proximity. The economic value is estimated as low in comparison to the cost of extracting, prior to setting up this business. It is considered the proposals do not and will not constrain the effective operation of the Norton Bottoms Quarry –

extraction in the nearby proximity has ceased and operations are further afield now. Similarly, the existing Norton Bottoms Quarry will not constrain the effective operation of these proposals. It should be noted that the adjacent site (Grove Farm) is already a residential dwelling and as such the quarry have undertaken mitigation measures to avoid noise disturbance to the local residential amenity. The quarry is surrounded by a 4m high sound reducing bund and noise measurements are regularly undertaken by the quarry.

Having considered the visual amenity of the northern boundary of the site, it is now proposed to plant quick growing trees to this boundary to eliminate views of the dilapidated poultry shed – this aspect is shown on a revised proposed site layout drawing.