

1st August 2022

Planning Services
Newark & Sherwood District Council
Castle House
Great North Road
Newark
Notts
NG24 1BY

Dear Sir or Madam

SECTION 73 TO 'VARY' CONDITION 2 OF APPLICATION NO: 21/02210/FUL, TO REFER TO AMENDED APPLICATION DRAWINGS

PROPOSED CHANGE OF USE OF LAND FOR THE SITING OF 3 NO. HOLIDAY LODGES AND CREATION OF A WILDFLOWER MEADOW

WOODLANDS LIVERY, BECKINGHAM ROAD, CODDINGTON, NG24 2QU

Context

Please find attached the necessary documentation and fee to enable you to register our client's application for the above.

The extant development for 3 no. holiday lodges was approved full planning permission in January this year (2022), under Application No 21/02210/FUL. The purpose of this current submission is to present amended application drawings with respect of the proposed layout, scale and appearance of the holiday lodges.

The lodges design and specification (please see enclosed) is to a very high and bespoke standard that would bring prestige to Woodlands Livery as a destination close to Newark. The lodges now include facilities such as games room, home cinema as well as separate kitchen and living facilities for accommodating and entertaining larger groups. The lodges, which look out onto open fields and are surrounded by established woodland, purposefully provide a unique selling point that its current competition would not be able to easily match. This development proposal is not intended to be a standard offering; our client landowner is seeking to create a unique customer experience that can't be rivalled or replicated elsewhere easily. Destination holidays, leisure combined with UK based holiday breaks are forecast to grow significantly over the coming years and our client is seeking to create a successful lodge experience that complements and works closely with existing operations at Woodlands Livery.

Our submission remains that the proposal represents a fantastic opportunity for the district to promote new tourism in the countryside. It has been demonstrated that the proposal would contribute to much needed overnight accommodation close to the Newark Urban Area and the use proposed is in principle acceptable under the provisions of adopted Policy DM8. This and the wider economic benefits of the proposal continue to be strong factors in favour of the development.

We would highlight the Local Enterprise Partnership D2N2's Accommodation Strategy Report 2017 which identifies that there is a shortage of holiday lodge accommodation across Nottinghamshire and a lack of other forms of self-catering accommodation specifically in and around Newark. The D2N2 Visitor Accommodation Strategy further identifies there is significant interest in, and market potential for, all forms of non-serviced accommodation including holiday lodges. Further, there is the Council's Destination Management Plan 2018 which identifies the visitor economy to be a core contributor to the economic wellbeing of Newark given the known correlation between increased spending and overnight stays.

Whilst the amended drawings enclosed seek to increase the scale of the three lodges, they continue to be positioned behind existing larger built form on the site, separated and screened from the public highway. Their positioning and design against the existing backdrop of woodland and trees will assist in their assimilation into open countryside and visually they would appear as modest development set amongst the countryside. The lodges retain a simple design and the finishing materials are traditional in nature as were approved under the original planning consent. The nearest neighbouring property would be some distance from the nearest lodge, separated by intervening landscape. It is not considered that the changes to the approved proposal being presented in this current submission would result in ecological impacts or impacts on the highway network.

There is clearly the opportunity for increased spend in the area through users of the lodges using local facilities or even just local shops for the convenience of self-catering. These lodges will create a minimum of 2 part-time jobs or 1 full-time position, therefore contributing to local employment. In addition to this, the construction of the development would create short term construction jobs and all of these factors, should weigh positively in the overall planning balance when considering this scheme.

It is our firm view that the proposal complies with national and local policies including the promotion of tourism, preservation of the countryside and rural economic growth and this development should be considered acceptable and planning permission granted without delay.

The drawings and fee enclosed should be suitable to achieve formal 'validation' but if you require any further information, please do not hesitate to contact me.

Yours sincerely



George Machin
Partner

GRACE | MACHIN

PLANNING & PROPERTY

