Home Farm Application for change of land usage

Supporting Statement / Information

Background to proposal

I am the sole owner and purchased the property, Home Farm in 2019 – property is 2.3 acres freehold dwelling and comprised paddock grass area which had not been used and had turned to weeds, orchard area, house, and outbuildings which in the main are derelict farm sheds and old piggery building with a 90ft steel battery chicken shed and 40ft tall steel feed hopper.

Property last usage was as a battery chicken farm , I believe pigs and cattle were also reared by the previous owner and horses kept on the paddock area.

I have made some changes and tidied up the paddock and hedges, reseeded large areas with grass, planted trees and shrubs and removed the steel feed hopper and steel chicken sheds and removed old ivy covered derelict railway sleeper cow shed in order to improve the overall view and presentation of the property.

Change of use of the land

On researching possible uses and sources of income which would support the maintenance of the land, options and proposals were numerous from some industrial type proposals, storage and commercial use for various companies to agricultural uses.

All proposals including the agricultural options involved tenants bringing machinery and mobile storage units/trailers and housing for livestock which would be unsightly, with views for myself and neighbours affected by this.

Taking into consideration the environment, the general look and views over the land and potential to invest in the land by way of further planting and creation of a garden and larger orchard areas. The camp site idea stood out as being the best option for all concerned.

Our original research suggested we did not need planning permission as we only had small numbers of bookings over a limited number of weekends, however we have seen an increase in bookings this summer and have been advised the we need a licence and planning permission to support this.

Having tried the campsite this year with limited pitches this has proven to be by far the best option, aesthetically, for the general view over the land, environmentally, as we only have short stay tents with no commercial vehicles or caravans and the impact on the land is minimal . And socially, we enjoy the interaction with people visiting the area and enjoying the countryside and surrounding areas.

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Plans use of the land.

The area is effectively my back garden and I would like to continually invest in improving the look and turn it into a garden type area with trees and shrubs which I have started planting.

I am keen on improving the environment, have put up numerous bird boxes and have had owls, sparrowhawks, kestrels all nesting at the property. We keep chickens, ducks and pigs as pets at the property and would like to improve on this rural theme.

We aim to apply for a licence for short stay / holiday camping in tents only.

We advertised through a site and were registered and checked out by them 'Pitch up.com' . we stipulate no commercial vehicles, no excessive noise from music etc, no parties and emphasize the site is suitable for families and short-term quiet stopovers and holidays only.

Environmental impact

We advertise with a capacity for 8 pitches which over the area 1.2 acres leaves plenty of room.

Our aim is not to use the land to its capacity but to limit numbers to keep the appeal of being able to pitch up remote from others and to keep our maintenance to a manageable level.

We have one adjoined property, a bungalow, detailed on plans included in the application. We proposed to limit the camping use area to a minimum 25 meters away from the property boundary, there is a 6ft fence around the neighbouring bungalow. Details provided with land drawings included in the application.

The adjacent land is agricultural arable, the property is hidden by mature hedges from the road. There is public access bridleway along the side of the property (access lane) which is rarely used.

Access is via my established driveway from Washway Road. The driveway is wide and continues down to the orchard area where cars can drive onto the land and park adjacent to their tents. No changes will need to be made for access or parking.

We have an outside toilet where foul waste is collected in septic tanka and periodically removed via tanker. We plan to provide one extra toilet adjacent to the existing toilet on the same system.

Waste is kept in to two enclosed receptacles on my property at the driveway entrance. (Black bin liner waste and green bag recyclable. No change is planned for waste disposal.

[redacted]

Kevin Slack (owner Home Farm, Washway Road, PE12 7PP)

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