



Planning Statement

For

Change of Use of Residential Land to Glamping Site

At:

53 Broadgate

Whaplode Drove

Spalding

Lincolnshire

PE12 0TN



1. Introduction

1.1 The Application

This Planning Statement has been prepared in support of a full planning application and change of use of residential land to a glamping site at 53 Broadgate, Whaplode Drove. The land is currently a large area of residential garden under the ownership the dwelling to the front of the site and is predominantly woodland with many mature trees spread throughout the site. There are several popular campsites in the area which are regularly fully booked, it is clear that there is a strong demand for this type of staycation destination.

This application is to be made by JC Architectural Consultant on behalf of The applicant who intend to further develop the site offer a modern glamping experience in a desirable location to the general public.

1.2 Drawing List

This application is accompanied by the following drawings, all of which have been prepared by JC Architectural Consultant.

0319-22-01 Proposed Glamping Site

1.3 Planning History

The site has sought no planning permissions in the past but the dwelling to the front of the site, under the ownership of the applicants, has been granted approval for demolition and construction of a replacement dwelling in 2021 under ref: H23-0953-20. This approval has yet to be instated but the intention is still for the development to be carried out in the future.

2. Site and Surroundings

2.1 The Site Location

The site is located off Broadgate, the main road running through the centre of the village of Whaplode Drove, a small village approximately 10 miles from Spalding. The village is predominantly residential dwellings surrounded by agricultural land, as is typical of a South Holland village. Whaplode Drove has a number of facilities for a small village, there is a car garage and petrol station, a shop and a small pub, there is also a primary school in very close proximity to the village and a regular bus link that connects to the area to the town of Spalding.

The site is approximately 5365m² in area that sits directly behind the dwelling 53 Broadgate and is accessed via the same shared access as this from the main road.

2.2 Local Amenities

The site is in the heart of the village and therefore benefits from all of the amenities offered in the area, including those mentioned above. The bus link that connects the village with Spalding allows for people to very easily get around and access a vast number of services and places within the local area. However, given that the application is for a glamping site it is expected that visitors will travel to the area and stay within the immediate setting for the duration of their stay, in which they will be able to access everything they need by the services provided in the village.

3. Proposal

3.1 Proposed Development

This application seeks full planning consent for the Change of Use of land to the rear of 53 Broadgate, Whaplode Drove from residential to a glamping site. At this stage the development will form four separate pitches within

the site and will be developed in stages over a few years as and when demand dictates. There will be two yurts, one of 26ft in diameter and the other of 20ft in diameter. There will be a pod yurt consisting of a larger living pod, a smaller bedroom and another smaller bathroom pod, and there will be a larger three bedroom cabin that will accommodate larger groups.

3.2 Site Layout

The site layout will make use of the vast area in order to spread the pitches out as much as possible to enable a private glamping experience, this will be further enhanced by the majority of the trees remaining throughout the site. The site is long and narrow so the layout will be formed by one pitch behind the other with the first being the smaller yurt, this will have its own W.C and shower structure and a small pond. Behind this there will be the larger yurt, again with its own shower and W.C structure, both pitches will have ample separate parking within the private pitch area. Behind this on the third pitch will be the pod yurt, this will have a W.C and shower within so there will be no other structures here, and to the rear of the site on the final pitch will be the three bedroom cabin with a large pond within the plot.

The existing access to the site will be maintained and extended to run the full length of the site to give easy access to all pitches. The access is sufficient for the small amount of traffic movements this development will create, given that the nature of the site will lead to people visiting and remaining on site during the duration of their stay. There will a small area to the front of the first pitch that will house the services in order for the site to operate, electrical meter structure, waste treatment plant etc.

4. Use

At present the site is a large residential garden to the dwelling to the front of the site, no. 53 Broadgate.

The proposed Change of Use application seeks the use to change to a glamping site for use by the general public.

5. Amount & Scale

The proposal, as detailed above, will be to create four separate pitches across the entire 5365m² site. This will give ample private space for each pitch so that the guests feel that they have a spacious area that they can relax in without being overlooked by others.

The four structures on site all vary in size but comprise of a 16ft diameter yurt, a 20ft diameter yurt, a pod yurt and a 3 bedroom cabin. There are also two W.C and shower blocks on the site, one for each yurt. The total combined floor area of all structures proposed on the site is 149.3m².

6. Layout

The layout of the site and the shower/W.C block internals can be seen on drawing nos. 0319-22-01.