

Planning Statement for
Glamping pod site
Troughend West Tofts
Otterburn
Northumberland
NE19 1LA

Statement in support of the planning application

The area of land that Mr and Mrs Walton are hoping to develop is surplus to the current running demands of the existing farm.

Developing the land will enable the farm to diversify its' operations without having a detrimental effect to the existing business. The proposal is install three units into short term holiday lets and one barbeque hut. This promotes further tourism to the local areas such as Otterbrun, Kielder other villages in the area.

Local to the site are a number of small scale holiday let businesses ranging from small scale bed and breakfasts to large 'holiday lodge' developments and hotels. This offers a good demonstration that there is potential for a 'Glamping pod' business to flourish as the locale clearly has a strong draw for tourism. The proposed pods have been assessed by the client on both aesthetics and build quality. The clients' intentions are to provide glamorous high specification pods internally. The external finish will be of a natural low key appearance that is in keeping with the surrounding countryside.

An ecological report has been provided and states that the development poses no significant hazards to the wildlife local to the development.

The lighting on the proposed development (as with the existing) will be kept to a minimum. All the lighting on the development will be in accordance with the Northumberland National Park 'Good practice for outside lighting in Northumberland International Dark Sky Park', ie LED downlights.