

Richard Maughan
Greencarts Farm
Humshaugh
Northumberland
NE46 4BW

Northumberland National Park Authority
Eastburn
South Park
Hexham
Northumberland
NE46 1BS

Reference: 18NP0019 Planning application for the change of use for a field at Greencarts Farm

I write in reference to the planning application I have submitted for the change of use of the field to the north of Greencarts Farm.

It has come to our attention that we need to submit a plan for the management of this camping field. I have re-written our rules for the campsite, which I have included, these will be added to our website and also a new notice put up at the site. Along with these rules we will not be accepting booking from groups of six or more people under the age of 25, this will prevent any large groups of young people causing any problems. The majority of our customers are either Hadrian's Wall walkers or families with children, who behave in an orderly manner at all times. No anti social behaviour will be tolerated, anybody seen to be acting out of order will be asked to leave the site immediately.

We will be installing a 'no entry' sign on the gate at the north end of the campsite; as this leaves 125mtr east and 125mtr north of our land before the neighbouring property, no campers should accidentally walk anywhere near it or cause any litter to be appear there. I have included a map from the tenancy agreement for Greencarts to show where our border is and how far this is from the campsite, which is marked in green.

As previously mentioned, the size of the campsite required is mainly due to the groups of scouts, Duke of Edinburgh Awards and World Challenge training. The area allows for the children to have space to play games during the day. Also, due to the increased average tent size used by families, at such times as a bank holiday when it is busier with families rather than groups, we cannot fit the allowed 30 tents in the existing camping field whilst keeping the required 3 meters between tents for fire safety. The numbers usually experienced on the new field rarely exceed 30 tents on a weekend full of families, however with these groups, they can use around 40. The number of caravans and motor homes used on this field rarely exceed 10 at any one time (only on bank holiday weekends are the numbers increased) and usually falls under 5.

The facilities onsite have been used by the increased numbers for many years without any problems. The planning permission we are asking for is retrospective so there will be no more users on site than there has been for the previous ten years. There are three wash rooms; one disabled with a shower, toilet and basin, one mens with two showers, two toilets, two basin and two urinals and also one womens with two showers, two toilets and two basins. We have an adequate sewage treatment plant on site to cope with the waste and we have bin collections on a weekly basis by a private recycling company who take and sort all the rubbish from site.

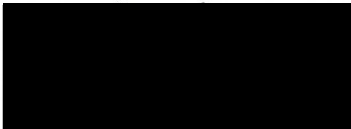
As mentioned in my previous statement, I have proposed planting a mixed species hedgerow along the eastern border of the field, this will have many advantages to the site; it will help prevent the site being visually prominent from the main road, create a noise barrier from the field to any neighbouring properties, enhance habitats for wildlife and prevent any campers wandering into fields which are not part of the camping site.

Many people who stay with us use Greencarts as a base for visiting many of the local tourism spots around Northumberland including Hadrian's Wall, Kielder Reservoir and Hexham Town. We also promote the use of our local companies including local pubs, restaurants and takeaways aiding the local economy. We employ local people to work on the farm and campsite and will be creating another role to be filled within the next month for the campsite. This all encourages the economic sustainability of the local area.

We have already been in contact with Northumberland County Council Licensing Department when they carried out their annual check in January 2018 regarding the new field. We understand the process for the licensing and will follow the procedures set out by them.

I look forward to hearing from you regarding this application

Kind regards



Richard Maughan