



Paul Robison
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Our Ref: SN/GB/7288/15/2096

6 May 2015

Mrs P Mather
Breckland District Council - Planning Department
Elizabeth House
Walpole Loke
DEREHAM. NR19 1EE

Dear Mrs Mather

**Re: Proposed Change of Use - Bailey Lakes, Easthaugh Road, Wensum Valley
for Baileys of Norfolk Limited**

I confirm receipt of your letter dated 5 May 2015, your reference 3PL/20015/0512/F.

In response to your letter, I confirm at the pre-application meeting with Mrs Bebbington, it was discussed that the lodge units, together with the reception unit would all be lodges and fall within the definition of a caravan. As such, Mrs Bebbington agreed the application would be a Change of Use, as the buildings were not permanent structures and would, therefore, be sited under the Site Licence Conditions and not Building Regulations.

For clarification, we confirm as with all holiday park situations, the lodge units, arrive by lorry in a maximum of two sections, separately constructed and designed to be assembled on site by means of bolts, clamps and other devices.

After being assembled it remains physically capable of being removed or relocated in a maximum of two sections, where it can once again be re-assembled.

Hopefully once a Planning Consent has been obtained, we would apply for a Site Licence, from the Environmental Health Department, as this can only be applied for once a Planning Consent has been issued.

With regard to the reception unit, as described within the Design and Access Statement, it is proposed to be a similar unit as supplied for the lodges, which can also be relocated or replaced at any time.

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It is difficult to confirm how often the lodges will be relocated as this very much depends on the market and the turnaround of the holiday lodge owner users.

Each lodge is bespoke in its design and subject to the purchaser's requirements. However, owners are at liberty to ask for their lodge to be relocated to a different position on site, if a more desirable pitch becomes available or indeed, they may wish to sell their existing unit and upgrade. This is unlikely to happen on a very frequent basis, however, it is not unreasonable to assume the units could be moved every few years.

Because the reception unit will be of a similar construction and appearance to the lodges, a typical floor plan and elevation were submitted with the application, as this can also vary at any time.

The reception unit will be sited away from the lake area and therefore, would be positioned on a level concrete slab, which would be totally covered once the unit has been sited. However, the holiday let units are to be sited around the lakes, where the ground is likely to be less stable. Prior to installation, ground conditions will be appraised and a timber pile system used to stabilise a structural timber deck on which to stand the lodge units. These will need to be designed at the relevant time. In terms of appearance, will be viewed as though the lodge was standing on a timber decked area.

In summary, it is confirmed all units will fall under the legal definition of a caravan, as established in The Caravan Sites and Control of Development Act 1960, modified in 1968 and again in 2006.

All units will be a maximum of 13m x 6.5m in footprint, including reception.

I trust the above information is satisfactory for your needs and satisfies any queries you may have. I therefore, look forward to receiving your formal confirmation in due course, that the Application has been validated.

Yours sincerely

Simon Nicholas
Partner

Paul Robinson Partnership (UK) LLP