



Farm Shop | Farm Café | Holiday Park | Fishing Lakes

Yaxham Parish Council
c/o Pinebanks
Station Road
Yaxham
Norfolk

14 April 2016

Dear Councillors,

Re: Neighbourhood Plan

I would like to make it clear at the outset I am writing to you as a local business owner and not in any other capacity.

I have read with interest the Draft Plan produced by NP4Yaxham on behalf of the Parish Council and applaud the work done by the group.

The Strategic Gaps will help to prevent the merging of Yaxham with Dereham and Mattishall and I feel the inclusion of them in the plan is appropriate. My holiday makers wish to enjoy the countryside and the rural nature of the surrounding area.

Over the last eight years we have invested a large amount of money in our business, with the vast majority going to local suppliers, employees and contractors. During peak periods we have employed 34 local people with the average number being around 28.

On closer inspection of the Strategic Gaps Map - page 35 - I can see that my business is zoned within one of the strategic gaps. This is not appropriate. The site is already developed and has permission for a shop, cafe, camping & touring, and holiday lodges.

On April 10th this year we ceased all camping operations and no longer accept caravans or tents. These have a short season and do not promote the longevity of the business. In addition it substantially increases the traffic movements on and off the site - often towing caravans.

Our forward plan is to apply for additional holiday lodges on the field once our Anglian Water sewage connection is approved. We will not site any lodges until the new connection is active.

This is relevant to the strategic gaps as new development such as this would not be possible, or, if it were, it would be unnecessarily hard to obtain.

If the strategic gaps are to be supported I would suggest that it is not appropriate for the strategic gap to cover Yaxham Waters Holiday Park as this is a growing facility which should not be constrained by the Strategic Gap Policy.

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However, at this juncture I would like to make Councillors aware that THPD Properties Ltd have made an application to include the whole or part of the site in the Emerging Local Plan land allocation exercise.

We have sold 25 year licences on most of our lodges which will not expire until 2040. We continue to issue new licences and it is our intention to continue operating the holiday park for many years to come.

This would prevent any development on most of our land until that time, even if permission was given, and if at that time we wanted to cease operating the holiday park, which is not likely.

In relation to the Draft Plan I still contend that the strategic gaps should be amended to not cover Yaxham Waters before it is submitted to Breckland Council.

For the avoidance of doubt I have shaded the Yaxham Waters site red on the map attached.

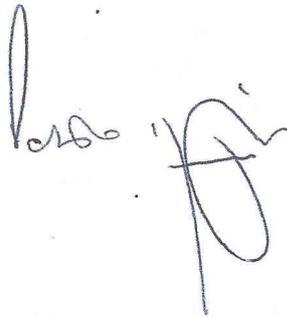
Of course, it is likely that Councillors will have strong views on whether Yaxham Waters should be included in whole or part in the emerging site options - you will be duly consulted on this and I would reasonably expect there to be resistance to this issue.

However, this is separate as to whether you feel an existing business should be constrained by the Strategic Gap policy for the reasons I have outlined.

I would like to assure Councillors that THPD Properties Ltd remains committed to our operation continuing as it has done over the past 8 years. Our application for the emerging sites is speculative and intended to underpin the asset value of the business going forward.

Yours sincerely

Pablo Dimoglou
Director

A handwritten signature in blue ink, appearing to read 'Pablo Dimoglou', written over a faint circular stamp or watermark.