

PLANNING STATEMENT



22 Shore View
Hampton Hargate
Peterborough
PE7 8FS



Project: Erection of 2 No. Holiday Lodges
Banks Drove, Deeping St Nicholas, Spalding
Job No. 118
Client: Mr G Mason
Date: December 2026
Rev:

T 07799 585277
E. info@seven22.co.uk
W. www.seven22.co.uk

INTRODUCTION

This Planning Design and Access Statement is submitted in support of a full planning application for the erection of two high-quality holiday lodges on land at Banks Drove, Deeping St Nicholas.

The proposal seeks to create a bespoke, quiet, and scenic retreat specifically designed for dog owners. The development will offer a safe and secure countryside setting, allowing visitors to enjoy the unique landscape of the South Holland district with their pets. This statement demonstrates how the proposal aligns with the South East Lincolnshire Local Plan (2019) and the National Planning Policy Framework (NPPF).

SITE AND SURROUNDINGS

The application site is located on Banks Drove, to the south of the main village of Deeping St Nicholas. The application site is within the curtilage of the boarding kennels. The land comprises of a generally level well-maintained grassed field, bordered to the north by a substantial area of woodland and hedgerows/trees to the southerly and westerly borders all of which provide natural screening and a tranquil backdrop. The land has not been in agricultural use for over 20 years, it is completely underused and would be inefficient for agriculture.

Immediately adjacent to the site are established dog kennels, making the location a natural hub for pet-related activities. The surrounding area is characterized by open countryside with an extensive network of droves and public footpaths, ideal for dog walking and rural exploration.

The site occupies a highly sustainable location for tourism; while it offers a secluded "getaway" feel, it is situated within easy driving distance of both Spalding (approx. 5 miles) and Peterborough (approx. 10 miles), ensuring guests have access to a wide range of services, shops, and transport links.



View of main site area looking north east towards woodland beyond.



The applicant has already planted a mix of trees including fruits.



Tree lined avenue leading to Poplar Farm Boarding Kennels. The hedgerow seen on the right forms the south west boundary along Banks Drove.



Views across fields looking north west from site boundary.



View south west from entrance to site.



2009 Google Street View image indicating the site has not been in agricultural use since for at least 17 years

THE PROPOSAL

The application seeks permission for two timber-clad holiday lodges. Key features of the proposal include:

- Dog-Friendly Focus: Each lodge will feature a private, securely fenced garden area to allow dogs to roam safely.
- Low-Impact Design: The lodges are designed to be sympathetic to the rural character of the area, utilizing natural materials.
- Quiet Retreat: The small scale of the development (only two units) ensures the site remains quiet and peaceful, avoiding the "over-commercialized" feel of larger holiday parks.

PLANNING POLICY

LOCAL PLAN

A review of the South East Lincolnshire Local Plan (2011-2036) (SELLP) indicates at least the following policies are of interest to this application;

- Policy 1 - Spatial Strategy
- Policy 2 - Development Management
- Policy 3 - Design of New Development
- Policy 9 - Promoting a Strong Visitor Economy
- Policy 28 - The Natural Environment

Extracts from SELLP:

Paragraph 3.2.15

The Countryside of South East Lincolnshire is a precious resource, mainly in its role for agriculture but also for recreation. There are types of development that require a Countryside location either because it is the location of an existing building or use of land. Where changes to such buildings or land uses require planning permission Policy 1 and other more detailed Local Plan policies will apply. Agriculture and forestry are clearly uses which must function in the Countryside, but other uses which may diversify from agriculture and forestry, e.g. recreation and tourism, can meet the broad sustainable objectives of the Local Plan....(See Policy 9: Promoting a Stronger Visitor Economy).

Policy 9: Promoting a Stronger Visitor Economy

'Proposals for tourism and visitor development which utilise and enrich the natural and built environment and existing attractions of South East Lincolnshire to the benefit of the local economy, visitors and local communities will be supported within the boundaries of settlements identified in Policy 1.

Outside these settlements, small-scale development to support the visitor economy, including farm diversification, equine development and fishing lakes, will be supported provided that proposals:

- 1. do not conflict with neighbouring land uses;*
- 2. are in keeping with the character of the locality; and*
- 3. demonstrate a functional link with an existing rural attraction or farm enterprise.*

Paragraph 4.4.2

Tourism is important to South East Lincolnshire's economy, and has the potential to grow. Policy 9 therefore focuses on South East Lincolnshire's unique assets to ensure that a clearly differentiated tourism offer is established, to enable the area to compete better as a tourist destination. Development, such as that related to the Fens Waterways Project, which concerns key assets will be supported, while respecting the sensitivity of some of the areas where such development may take place.

The reasoned justification for this policy states: 4.4.3

Tourist facilities can offer benefits to local communities directly through employment, and indirectly, such as by supporting local food producers, local shops, pubs and restaurants. Locating most new visitor-related development, such as the proposed marina and related development at Q2: The Quadrant in Boston, within the settlements identified by Policy 1 will enable the potential wider community benefits to be realised whilst minimising the spread of development into the countryside. However, some small-scale tourist facilities such as fishing lakes, equine development and caravan sites, small scale offices or other small scale rural development, may be more appropriately located outside a settlement boundary provided that there is a clear link to an established rural enterprise and the quality of the design ensures no adverse impacts upon landscape, heritage or biodiversity. Large scale

development will only be appropriate in those circumstances where there is a specific locational and functional need.

Paragraph 4.4.4

Existing buildings should be utilised wherever possible, although replacement buildings will be considered where this would result in a more sustainable development. Preference will be given to proposals which can be easily assimilated into the landscape, and where there are public transport opportunities and the traffic.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) DECEMBER 2024.

Chapter 6: Building a strong, competitive economy. Paragraphs 84–85 are the core rural-economy paragraphs.

Paragraph 84 – Supporting a prosperous rural economy

This paragraph states that planning decisions should enable the sustainable growth and expansion of all types of rural businesses. It supports:

- The development and diversification of agricultural and land-based businesses.
- Sustainable rural tourism and leisure uses.
- The retention and development of local services and community facilities.
- The conversion of existing buildings and well-designed new buildings to support rural enterprise.

It emphasises that rural areas should be allowed to grow and thrive, with planning positively supporting economic diversification and tourism.

Paragraph 85 – Locating rural development appropriately

This paragraph recognises that sites for rural businesses may need to be located outside existing settlements. It supports development in rural locations where it is well-designed, respects the character of the countryside, and meets local business and community needs. It also encourages the reuse of previously developed land and existing buildings.

Paragraph 88 - General Support for Rural Tourism

Paragraph 88 highlights that planning decisions should support sustainable rural tourism and leisure developments that benefit rural businesses, communities and the wider countryside. It encourages proposals that respect the character of rural areas, enhance the visitor economy, and are appropriately located to minimise environmental impacts. Development should be well-designed, sensitively integrated into the landscape, and contribute positively to the long-term vitality of rural areas. Key points from this paragraph note;

- Economic Enabling: Planning policies and decisions should actively enable "sustainable rural tourism and leisure developments."
- Character: A primary condition is that these developments must respect the character of the countryside.
- Diversification: Tourism is viewed as a way to support a prosperous rural economy, alongside the diversification of agricultural businesses.
- Sustainable Tourism: Sustainable rural tourism and leisure developments that respect the character of the countryside.

Paragraph 89 - Location and Sustainability.

Beyond Settlements: The NPPF recognizes that tourism needs may require sites to be located adjacent to or beyond existing settlements. It explicitly acknowledges these sites may not be well-served by public transport. However, development must be sensitive to its surroundings and must not have an "unacceptable impact" on local roads.

Proposals should exploit any opportunities to become more sustainable, such as improving access for pedestrians, cyclists, or public transport users.

Site Preference: There is a policy preference for using previously developed (brownfield) land or sites that are physically well-related to existing settlements.

Paragraph 129 - Making Effective Use of Land - Green Infrastructure.

This paragraph explicitly states that some undeveloped land can perform many functions, including wildlife habitat, flood risk management, recreation, and carbon storage. It emphasises that planning should recognise and protect these multifunctional benefits when considering development proposals.

Paragraph 180-182 - Natural Environment.

These paragraphs reinforce that land—particularly green infrastructure and semi-natural areas—provides multiple ecosystem services, including biodiversity support, recreation, landscape character, and climate regulation. They encourage planning decisions that safeguard and enhance these functions.

EVALUATION

The proposal will assist in making the most of the underused land, sharing the countryside experience and providing a quiet holiday setting.

It is anticipated that holidaymakers basing themselves here will also explore the amenities of the local and wider area. The application site is physically well-related to significant roads and accessible to existing settlements.

The proposal accords with the Local Plan and National Planning Policy for development in the countryside, as it will support the rural and local economy. There are many examples of the type of development proposed throughout the local area.

In accordance with Policy 9 of the SELLP the proposals will not conflict with neighbouring land uses, they will be in keeping with the character of the locality, they will also have a functional link with how the site is used and in the enjoyment of the local countryside.

DESIGN

Please refer to drawings 118 P01 & P02.

Amount and Scale.

The proposal is for just two lodges, representing a very low-density development that respects the open character of the countryside. The single-storey scale ensures the buildings do not dominate the scene and are screened by the existing hedgerows and woodland. The aim of the amount proposed is to ensure this is still a peaceful place to be.

Layout & Appearance

The lodges are positioned to provide privacy between each unit. The shared site access immediately branches out in two directions on entering the site. Sufficient space is provided for vehicle turning and parking.

The site is next to woodland within the same ownership, visitors will be able to explore the woods with their dogs and will have access to the adjacent extensive lands associated with the kennels.

The holiday lodges will be constructed in sustainably sourced timber and finished with man-made shingle roofs. Their form, scale and materials reflect the established character of modern rural holiday lodges, ensuring they sit comfortably within this type of setting. Please refer to drawing P02.

Landscaping

The existing grassed field will be largely retained. Supplemental native hedging will be planted along the boundaries to enhance privacy and provide additional habitats for local wildlife, contributing significantly to Biodiversity Net Gain.

Access

Access is via the existing entrance on Banks Drove. Each lodge will have two dedicated parking spaces. While the site is rural, its proximity to the A1175 provides excellent connectivity to the regional road network.

BIODIVERSITY NET GAIN

Please refer to the report prepared by Philip Parker Associates.

The proposed development delivers a clear and measurable Biodiversity Net Gain in accordance with the statutory 10% requirement. Baseline surveys identified the site as predominantly species-poor modified grassland with limited ecological value. The scheme introduces a substantial area of species-rich neutral grassland, 20 new trees, a native hedgerow, and a small drainage ditch, all designed to enhance habitat diversity and ecological function. Post-development calculations confirm a 107% increase in habitat units and a 514% increase in hedgerow units, significantly exceeding national policy requirements. These gains will be secured through long-term habitat management and monitoring to ensure the proposed conditions are achieved and maintained.

FLOOD RISK

A site-specific Flood Risk Assessment has been completed in accordance with the NPPF and confirms that the development is appropriate for its location. Please refer to the report prepared by Tim Ellingham Consultants.

Although the site lies within Flood Zone 2, refined Strategic Flood Risk Assessment mapping shows it is not at risk during the 1% fluvial or 0.5% tidal event, including climate change allowances. The area benefits from extensive flood defences associated with the River Welland, the Coronation Channel and the Cowbit Wash system, together with the maintained drainage network of the Welland & Deepings Internal Drainage Board. No historic flooding has been recorded at the site, and the risk from surface water, groundwater and drainage exceedance is low.

Finished floor levels will be set 0.3m above existing ground levels, and surface water will discharge to an on-site wet ditch, ensuring runoff is managed sustainably. With these measures in place, the development is considered safe for its lifetime and fully compliant with national and local flood risk policy.

CONCLUSION

The proposed holiday lodges represent a sensitive, small-scale diversification of the land. The project will provide a tourism asset for the South Holland district, catering to a growing market of dog owners seeking secure, countryside retreats.

The proximity and connections with the dog kennels is an advantage for this specific "dog-friendly" niche. Users of the lodges will be able to leave their dogs temporarily in the safe care of the kennels if they wish to explore the local shops or services.

The proposal complies with the South East Lincolnshire Local Plan by supporting the rural economy and tourism, while respecting the character of the countryside and its biodiversity.

The proposal for holiday lodges aligns with the NPPF's support for a prosperous rural economy by contributing to the sustainable growth of rural tourism and diversifying the local economic base. The proposal will enhance the visitor offer in a manner that is environmentally responsible and locally beneficial, the scheme will therefore help to support the long-term vitality and resilience of the rural economy.

We therefore respectfully request that South Holland District Council grants planning permission for this sustainable development.