

Planning Statement

20 March 2024

Site Address:

Blue Bell Inn
& Caravan Site
Main Road
Hop Pole
PE11 3HL

Applicant:

Mr Lawrence Cunningham

Proposal:

Site redevelopment, to include the demolition of a C3 residential dwelling, (former Public House) to provide Qty No. 4, 2 Bedroom terraced homes, 5 Residential static homes alongside an existing 9 pitch caravan site (to be retained), conversion & extension of a former village hall to provide a retail supermarket and restaurant with associated car parking area to be located on an existing Vehicle B8 Storage yard, Toilet and shower block to serve existing on



CGI of the proposed scheme

Site Description

The application site is a mixed use, commercial and residential site, comprising the following,

1. A detached C3 Residential dwelling, which was formerly a Public House known as the Blue Bell Inn.
2. A Qty. 9 pitch touring caravan site located at the rear of the site
3. A detached building formerly a Village Hall, known as Jubilee Hall, used for B8 Storage
4. A B8 car storage yard which once formed a car park to the Blue Bell Inn, located at the front of the site



Former Blue Bell Inn



B8 Storage Yard



Caravan Site



Jubilee Village Hall



The application Site is located outside of the defined settlement limits to the South West of Deeping St Nicholas, situated to the South of Main Road.

The area is defined by a mix of development to include, commercial and residential properties, being dispersed along the length of Main Road, normally forming small clusters, as is the case at this location within Main Road, where Residential properties and a Village Community asset, play park, bus stop and sport pitch are located directly opposite.

With the site being located outside the defined settlement boundaries, the presumption is that the site is located within the Countryside, where new development is typically controlled. The previously developed land (PDL) status of the site, will play a significant and influencing factor in determining the planning merits of the site redevelopment application.

Policy 7 of the SELLP - Improving SE Lincolnshires Employment Land Portfolio brings the application site to be considered under "Other Employment Sites" in line with its existing PDL use.

The redevelopment of the site is to improve the existing tourism caravan spaces with the addition of an onsite restaurant and shop as well as 5 residential static homes which will bring a 365 day use to the site, thus extending the duration of use, whilst also delivering 4 more smaller, 2 bedroom properties which would naturally be marketed at a lower market price and be more affordable to people looking to get on to the property ladder, with smaller homes being an identified need in the Local Plan

Planning History

HO3-0397-21 Condition Discharge

HO3-0145-21 Change of use of former pub car park to B8 Storage for cars

HO3-0352-10 Change of use of former pub to a domestic dwelling (28/04/2010)



Former Jubilee Village Hall - Shop & Restaurant



It is proposed to extend the front elevation toward main road to provide a community based retail offering, selling convenience supermarket and newsagent items.

As can be seen from the Computer Generated Image, showing the designed and built product, the design incorporates high quality materials, which will significantly enhance this gateway road in to the village.

The design influences have been taken from nearby commercial developments, such as the very popular Vine farm shop/cafe further along main road which is extremely well frequented and due for further expansion.

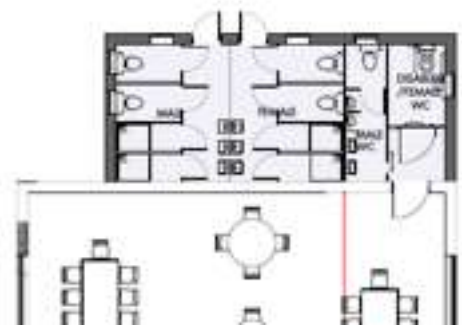
Jubilee Hall was set aside as a community village hall on 12/05/2014 being returned to the owner and the master title as recorded at land registry





The existing hall space will provide a restaurant with kitchen and bar area as well as incorporating an externally accessed shower and toilet block to provide improved facilities to the tourism offering of the existing 9 pitch caravan site.

This toilet and shower block can be seen located to the rear of the restaurant building in this image.



Demolition of Residential Dwelling (Former Blue Bell Inn Public House)



The existing building is in a very dilapidated state of repair and has significant subsidence to the structural external walls. The energy and insulation efficiency of the proposed replacement building and extended jubilee hall, will deliver significant environmental and sustainability gains.





The use of the building and the footprint that it occupies as a single dwelling, is considered to be an excessive waste of built form at the location.

When due consideration is given to the neighbouring business use of the 9 pitch caravan site, it is considered that replacement terraced 2 bedroom dwellings will provide a better use of the land and offer the local community more affordable and needed smaller home types.



Rear



The proposed residential properties are between 77 sq meters and 80 sq meters respectively and offer two bedrooms, as well as an open plan main living area that opens out on to private rear gardens.

The proposed replacement building has been set back further into the plot to provide adequate parking and manoeuvring space to the front of each property, although access to this area is via the existing single point access off of main road.



As can be seen in the CGI opposite, there is proposed hedging located to the front at roadside, which will act as a separation barrier from the main street, and introduce an element of green corridor to the location.

This will soften the visual and spatial impact of the development within the streetscene

Existing 9 Pitch Caravan Park & Proposed 5 Static Residential Homes

There are no planned changes to the layout of existing 9 pitch caravan site, but an indicative layout is submitted to demonstrate how the site works.

As can be seen from the plan submission, the restaurant building has a small extension to the rear which incorporates a wash room and toilet facility to serve the guests and visitors to the caravan park.



The former garden area of the Blue Bell Inn, which has remained separated from the existing building and within which, are constructed a number of large glasshouses and sheds, is where the 5 static caravans for permanent residential use will be located.



South East Lincolnshire Local Plan 2019

In examining the Councils adopted plan for economic growth, we can clearly see that there is focus on improving the Economic Prosperity of South East Lincolnshire, with one focus being on the visitor economy, a key and fundamental aim of this site redevelopment.

The Local Plan sets out identified Employment Sites, but the application site is located in the Countryside, and so one must consider the Plan's views on 'Other Employment Sites'

Other Employment Sites

New employment development/businesses or the extension of an existing business outside the above allocated employment sites will be supported provided that the proposal involves the re-use of previously-developed land or the conversion/re-use of redundant buildings. Where it can be demonstrated that no suitable building capable of conversion/re-use is available or the re-use of previously-developed land is not available or is unsuitable, proposals on non allocated sites may be acceptable provided:

a. the development does not conflict with neighbouring land uses;

: There is no conflict with neighbouring land issues

b. there is no significant adverse impact upon the character and appearance of the area;

: The redevelopment of the site will significantly enhance and improve this gateway road in to the Village

c. the design is responsive to the local context;

: The design of the redevelopment has taken its influences from the nearby developments, both commercial and retail and has incorporated sympathetic and high quality materials.

d. there will be no significant adverse impact on the local highway network;

: The business use of the site is established and located on a main road frontage, the passing traffic will deliver the core economic value to the application site with the exception of the existing lawful and trading touring caravan park.

e. there will be no significant adverse impact upon the viability of delivering any allocated employment site;

: The application site will not affect any other allocated employment site.

f. proposals maximising opportunities for modal shift away from the private car are demonstrated; and

: This scheme does not support a shift away from vehicle

g. there is an identified need for the business location outside of identified employment areas on the Policies Map.

The site is an existing business site that has lacked investment, the private funding through the sites redevelopment will bring economic and employment benefit to the area.

The application site has an existing business in the form of the leisure and tourism touring caravan park, and has Previously Developed Land, in the form of a former Village Hall, and a B8 Storage Compound on a former pub carpark.

4. Promoting Economic Prosperity and Employment Opportunities

*4.1.1 South East Lincolnshire is located within both the Greater Lincolnshire Local Enterprise Partnership (GLLEP) and the Greater Cambridge and Peterborough Local Enterprise Partnership which are committed to delivering sustainable economic growth in their areas over the Local Plan period. The GLLEP in particular has set ambitious targets in respect of key growth sectors; the aspiration is for agri- food, logistics, education, research and development, **and the visitor economy to increase their economic value over the Local Plan period.** Additionally the aim is to diversify the local economy and jobs market to attract more highly-skilled and high- value employment to the area³⁷.*

This Local Plan has a fundamental role to play in the delivery of these aspirations. Appendix 5: 'Allocations – Infrastructure requirements, constraints and mitigation' of the Local Plan provides an assessment of constraints and infrastructure that may need to be met on the allocated employment sites. Whilst these considerations may change over the plan period they are a useful starting point in preparing development proposals

Policy 7: Improving South East Lincolnshire's Employment Land Portfolio

The South East Lincolnshire authorities will, in principle, support proposals which assist in the delivery of economic prosperity and some 17,600 jobs in the area, 3,800 in Boston Borough and 13,800 in South Holland District. Of these about 10,300 jobs fall into Class B.

Policy 7 of the Local Plan sets out that it will positively support applications which bring forward economic growth and employment.

The application site lost the majority of its employment as far back as 2010, when the public house was converted to a substandard and poorly designed dwelling.

The proposal before the Council, will introduce a greater level of employment, by creating jobs to serve the retail shop, the catering and waiting offering within the restaurant, cleaners, and caravan site management, in the order of 8 full time or equivalent members of staff.

In addition to the employment creation at the application site, it will introduce facilities that will attract visitors and tourist back to the area that will bring economic wealth to the local economy.

It is clear that the application is to be considered positively when measured against Policy 7 of the SELLP 2019.

Policy 9: Promoting a Stronger Visitor Economy

Policy 9, sets out the plans visions and requirements for promoting a stronger visitor economy.

The application site is an established 9 pitch touring caravan site which has fallen to a low standard of offering, through a lack of investment from previous owners, and the fall in visitors since the closure of the pub. The below standard facilities are affecting the economic viability of the visitor and tourist attraction.

The redevelopment of the site is centred upon offering the visitor and local economy, access to services and offerings that fit hand in hand and make the site an attractive and valuable setting, when choosing a location at which to stay when visiting the area or further afield.

The shop will attract daily visitors and offer a facility that are often closing in rural villages and outlying areas, as well providing a facility to any person who is staying at the caravan site.

Equally the restaurant will provide options for local residents and visitors, vastly improving the attraction for visitors and persons staying at the camp site or to those people living locally.

The 5 all year round static caravans will extend the tourist season, bringing much needed and valued winter holiday makers and a steady revenue stream, to both the local and the wider economy.

The 4 smaller homes will generate revenue to bring forward the entire development and reduce the ongoing financial burden to the owners, to ensure that the scheme remains deliverable and viable.

Policy 9:

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.*

Larger developments will only be supported outside settlement boundaries in exceptional circumstances, for instance to proportionally support or enhance the enjoyment of an established visitor attraction where this cannot reasonably be achieved from a town or village location.

This Tourist facility will offer benefits to local communities directly through employment, and indirectly, such as by supporting local food producers, local shops, pubs and restaurants.

And the scheme is Policy 9, Local Plan compliant

Policy 22: Replacement Dwellings in the Countryside

Whilst the site is located within the Countryside, it is a mixed commercial and residential use and is PDL.

The site redevelopment includes the demolition of the converted residential former public house which was poorly designed and converted following planning consent in 2010.

Policy 22 of the Local Plan, looks at replacement dwellings in the Countryside and sets out that in principle, the replacement building proposed is acceptable, subject to the following,

Proposals for the erection of replacement dwellings outside defined settlement boundaries will be permitted provided that:

1. *the residential use of the building to be replaced (the original building) has not been abandoned;*

:the use has not been abandoned

2. *the original building is permanent, has not become derelict and is not the result of a temporary permission;*

:The original building is permanent and not derelict

3. *the original building is not of architectural or historic merit and is not capable of repair;*

The former pub is of no historical merit and it offers award and contrived living conditions as a single dwelling that fails to meet the identified demographics of the residents of the areas needs.

4. *the replacement building is of a high standard in terms of architectural detailing and materials of construction;*

:it is considered that the replacement dwellings are of high standard both in the architectural detailing and the chosen external finishes, retaining external material finishes and design influences from the existing building and neighbouring buildings also.

A suitable planning condition can secure the sample materials finishes, post decision.

5. *the replacement building is positioned on a similar footprint to the original building unless it can be demonstrated that the re-positioning would have beneficial impacts such as improving the character and appearance of the site and its locality; and*

:the replacement building is located broadly in the same location and adopts a similar footprint, in setting the building slightly further back from the road, it will open the spatial environment and enable the scheme to deliver a contribution to the green corridor alongside Main Road, as well as providing a degree of separation for the residents.

6. *the replacement building does not exceed the floor area of the original dwelling by more than 40%, unless the development is of exceptional quality or innovative in nature in terms of its design, use of materials and levels of energy efficiency.*

The replacement building is policy compliant

Where permission is granted, Permitted Development Rights may be removed in order to control future alterations or extensions that may impact on the appearance and character of the surrounding area.

Smaller Rural Dwellings

Policy 22, looks to ensure that replacement buildings protect small family homes, and that larger family homes are restricted.

The redevelopment of this poorly designed, oversized single family home to provide 4 smaller homes, is most certainly policy compliant.

5.14.7 To help protect the character of South East Lincolnshire's rural areas, the replacement of dwellings need to be controlled in terms of scale, design and access to ensure that the replacement dwelling leads to an enhancement of its immediate surroundings. It is important to protect the rural landscape from the intrusion of large dwellings as these will have a greater impact on the character of the area –

particularly in terms of their visual impact - in comparison to smaller dwellings.

If the size of replacements is not restricted, there is also a risk that the supply of smaller rural dwellings will be progressively reduced which would have a negative impact on meeting the objective of providing housing suited to the needs of the population.

Thus, planning permission shall not be granted for a replacement dwelling which exceeds the floor area of the original by more than 40%, unless the design is of exceptional quality or innovative in nature in terms of its design, use of materials and levels of energy efficiency in order to justify an exception to the policy limit. The design should be sympathetic to the site itself, the surrounding area and the character of the wider environment.



Directly outside the application site is the bus stops for the Delain Bus Services, Routes 301, 302 Providing access to alternative modes of transport.

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On Site Parking and Access

The block plan setting out the development shows a singular access point to the site for all visitors.



This image shows an extra long parking space/waiting area for visiting cars towing touring caravans to park safely out of the way of any traffic visiting the sites shop or restaurant.



The singular access point is an established and safe entrance and exit to and from the site on to Main Road, with no recorded incidents being found when carrying out a highways search.

The required sight lines are available and within the applicants control and can be maintained for the lifetime of the development.

Electric Vehicle Charging

The redevelopment of the site will include EVC points and the applicants are prepared to accept a suitably worded condition requiring the implementation of the EVC points, prior to the first occupation of the homes, the first use of the shop and restaurant.

Flood Risk

The property is located within Flood Zone 1, and accordingly at a very low risk of flooding and therefore, no site and scheme specific Flood Risk Assessment is submitted.

Flood risk summary for the area around:

BLUE BELL INN, MAIN ROAD, HOP POLE, SPALDING, PE11 3HL

Rivers and the sea

Very low risk

► [More information about your level of flood risk from rivers and the sea](#)

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

[View a map of the risk of flooding from rivers and the sea](#)

Surface water

Very low risk

► [More information about your level of flood risk from surface water](#)

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Landscape and Bio Diversity

It is possible to deliver a bio diversity net again through careful landscaping at the application site.

It is planned that each distinct area and use will be separated and denoted by the introduction of native hedging, which will increase the bio diversity of the application site.

The individual touring caravan pitches can incorporate species enriched grasses and wildflower planting can be interspersed throughout the site.

It is suggested that the final landscaping plan and bio diversity measures be secured by an appropriately worded planning condition to secure their delivery.



Conclusion

The application scheme, presents the LPA with the opportunity to deliver a redevelopment of an existing mixed use, residential and commercial site on a gateway road, which has a substantial road frontage, and which is currently neglected and in need of substantial investment.

The use of the former pub car park to for B8 Vehicle storage combined with a run down former Village Hall and the converted former pub, leaves a less than desirable impressions when travelling along Main Road.

The present owner will invest profits from the residential redevelopment into improving the commercial aspects of the site, which will ensure that the site is a viable proposition and can deliver the community services, offerings and benefits as identified and set out within this report.

The various elements of the proposal, accord with the relevant policies within the 2019 adopted local plan and together, deliver a sustainable and complete redevelopment of the site, that works and benefits each element in harmony.

The site will deliver employment and economic benefits to the local economy and further afield through the visitor and tourism element of the scheme.

It is considered that the presented scheme is worthy of planning consent and the LPA are respectfully invited to grant the scheme with planning consent.

The applicant is prepared to consider suitable planning conditions to secure aspects of the proposal that may need further information or are considered sufficiently important to secure by condition.