

PLANNING, DESIGN & ACCESS STATEMENT

Proposed Fishing Cabin Development, Lowgate, Fleet Hargate

Easting: 539773

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1 Introduction

- 1.1 This statement has been prepared in support of a planning application for the construction of 12 no. fishing cabins on Land at Lowgate, Fleet Hargate for Mr D. Rouse the landowner.
- 1.2 The proposals have been the subject of pre-application discussions with Mr R. Fidler from South Holland District Council in September 2014.

2 The Site and its Surroundings

- 2.1 The site is located to the north of Fleet Hargate, which is a Conservation Area, off Washway Road (A17), west of Lowgate and south of Roman Bank, on the outside of the current settlement limits of the town. It is therefore considered in planning terms to be within open countryside.

Location Plan:



(Source: www.google.co.uk)

- 2.2 Access is proposed to be off a revised entrance off Lowgate which is accessed from A17.

- 2.3 To the east and west the site faces onto arable fields. To the north is Roman Bank and beyond Hovenden House which is a Victorian Built, Grade II listed small country house now used as a Leonard Cheshire Residential Care Home. It is set within mature park land and landscaped gardens which are now used as a Golf Course (Hovenden Golf Club) with associated buildings including a club house.



Above: Hovenden House (Grade II)



Above: The wall and mature trees fronting onto Roman Bank. The House can be seen set back from the road by the right stone pillar.



Above: Mill House (Grade II)

- 2.4 Further down Roman Bank is Mill House which is also a Grade II listed building. Directly adjacent to the House are very large modern agricultural buildings which cover a large area and are used for industrial purposes. These currently dominate the setting of Mill House.
- 2.5 To the south of the site is the Lawns Caravan and Camping Club Certified Site spread of 8.09 hectares. This has been significantly landscaped over the last few years and provides a screen to the site from the A17 to the south.



Above: The Lawns Caravan and Camping Club site entrance

3 The Proposed Development

Use

- 3.1 The plan submitted with the pre-application advice, in September 2014, showed a layout of approx. 24 no. cabins. Access was shown off Lowgate.
- 3.2 The plan of 24 no. cabins was prepared to illicit comments from the Council and in particular to quantify the amount of development the site could accommodate. Although only indicative, the comments from the Council were very useful in developing the design of the scheme. On the advice of the planning officer however the scheme was reduced to 12 no. cabins now submitted.
- 3.3 The illustration (below) shows the proposed layout for 12 no. cabins;



Note: Plan Not To Scale

- 3.4 The cabins will provide accommodation for holiday makers only with three existing lakes that will be used for recreational fishing. The proposed comprehensive landscaping surrounding and contained within the site will enhance the aesthetics and setting of the proposal (see 3.7).

Layout

- 3.5 The proposed cabins are situated around the three existing lakes served by an internal drive with allocated parking and turning round-a-bout to the top right hand corner of the site. This layout forms a natural and logical route around the site which will not unduly impact upon the surrounding area.

Scale

- 3.6 The single storey cabins are 6.6m wide by 10.5 m long with a max height of 4m. They will not have any significant visual impact in terms of scale and cumulate impact. Below is an artist impression of the proposed finishing cabins.

Cabin Example;



Note: Plan Not To Scale

Landscaping

3.7 The surrounding landscape character of the site is flat and open. Any spoil from the lakes has been regraded on the site to enhance the landscaping. Comprehensive landscaping to the entrance will create an attractive entry to the site and complement the existing access route. Native planting will encourage biodiversity and will be supplemented by exotic species to provide all year round screening.

3.8 Landscaping Plan;



Note: Plan Not To Scale

Appearance

3.9 The cabins themselves are clad in horizontal timber boarding finished in a light oak stain. The timber will be from sustainable sources. The roof is finished with Sandtoft Calderdale slate grey interlocking tile or similar in keeping with surrounding properties.

Access

- 3.10 Lowgate and Roman Bank are accessible via 'B' roads, such as Washway Road (A17) from Holbeach, Fleet Hargate and Long Sutton.
- 3.11 The site itself has an existing vehicular access off Lowgate which will be blocked up and a new gated and walled vehicular access will be formed 10m further north along Lowgate. The walled entrance is to be finished in buff brickwork with a stone coping and columns.
- 3.12 Traffic to and from the site will be low level due to the small scale of the development.

Visual Impact

- 3.13 The proposed cabins are small scale and will create a low level impact.
- 3.14 The proposed, and existing, landscaping on the site will help assimilate the development into its landscape, along with safeguarding any listed buildings in the interests of visual and residential amenity.
- 3.15 The setting and appearance will enhance the visual aesthetics of the site itself and surroundings, complimenting existing views.
- 3.16 The appearance of the cabins and landscaping will positively enhance the character of the area.

Historical Land Use

- 3.17 Historically the land has been used for agriculture and was granted permission for two fishing lakes prior to 2011 and a third in October 2011, ref: H05-0623-11, in accordance with Class D2 (Assembly and Leisure) for solely recreational fishing.
- 3.18 The land is no longer used for agriculture.
- 3.19 In accordance with the application for the third fishing lake a detailed flood risk assessment and written scheme of archaeological investigation were submitted and approved as part of the conditions.

- 3.20 Additional landscaping was also carried out at this time in accordance with the discharge of conditions.

Flood Risk

- 3.21 As mentioned in '*History Land Use*' a detailed flood risk assessment was submitted in 2011 in accordance with the application for a third fishing lake. No significant factors were brought to the attention when this report was carried out.

4 Planning Policy

The Development Plan

- 4.1 The Statutory Development Plan currently comprises of the South Holland Local Plan which was adopted in July 2006.

South Holland Local Plan.

- 4.2 Policy SG4, Development within the Open Countryside – The proposal clearly cannot be accommodated within a settlement boundary and as the proposal is for a development similar to a development to the south and nearby leisure uses, it is suitably located and cannot be located elsewhere. As such the development meets the objective of this policy.
- 4.3 Policy LT1, Leisure, Recreation and Tourist Facilities – Proposals will only be considered acceptable if they are compatible with the scale and character of the area, will not result in an unacceptable loss of countryside or residential amenity, access is satisfactory, and well served by a choice of transport. The proposal will sympathetically create a leisure facility which is not inappropriate in its surroundings. Access will meet with highway standards and be low level.
- 4.4 Policy LT7, Caravan Sites – Proposals will only be accepted providing they meet a certain criteria. The proposal will provide landscaping and screening, it is relatively small scale, occupancy will be restricted to that of holiday makers only, the buildings are sensitively designed and built using sustainably sourced materials, the site is also well located and will not harm the amenity of existing residents.

National Policy

- 4.5 The site is set outside of the development boundary of any settlement and is in open countryside where the presumption is generally against new development unless associated with agriculture or a special countryside need. However, leisure and recreation uses which are seen to be beneficial to the rural economy would be in accordance with the NPPF, which at section 3 states that planning policies should support the development and diversification of agricultural and rural businesses and that policies should

support sustainable rural tourism and leisure development that benefit businesses in rural areas.

- 4.6 Paragraphs 28 of the NPPF, Supporting a Prosperous Rural Economy – By building the proposed leisure facilities for tourists it will support the local rural economy and with the proposed layout and landscaping it will respect the character of the countryside.

Additional Guidance

Good Practice Guide – Planning For Tourism

- 4.7 Planning Policy Guidance Note 21 – Tourism was cancelled in 2006 and replaced with a Good Practice Guide on Planning for Tourism. In this document paragraphs 1.4 – 1.5 provide a definition of tourism. It can be seen the proposal is an example of tourist development which will attract visitors to the Fleet Hargate area and will complement the surrounding area and existing recreational activities.

NPPG and Heritage

- 4.8 In respect of heritage decision-making, the NPPG stresses the importance of determining applications on the basis of significance and explains how the tests of harm and impact within the NPPF are to be interpreted.
- 4.9 Any impact deriving from the proposed development has been considered in terms of the relevant policy and legislation. In particular Section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and Paragraphs 131-134 of the National Planning Policy Framework (NPPF) will apply.
- 4.10 Hovenden House and Mill House are, on the whole, well screened. Hovenden House is set in established mature park land and landscaped gardens, now used as a golf course, with existing tree screening surrounding the site, especially to the south, facing onto Roman Bank.
- 4.11 Mill House is also well screened by existing trees running along Roman Bank and hedge rows along Lowgate. To the north and east of Mill House are very large modern agricultural buildings which cover a large area and are used for industrial purposes. These currently dominate the setting of the listed House.

- 4.12 The proposed development will not have a detrimental effect on the surrounding setting of listed buildings and conservation area.
- 4.13 As such it is considered that, through careful design and assessment ,the proposal pays special regard to the preservation of the setting to the listed buildings, and that Section 66(1) of the (Listed Buildings & Conservation Areas) Act is therefore satisfied

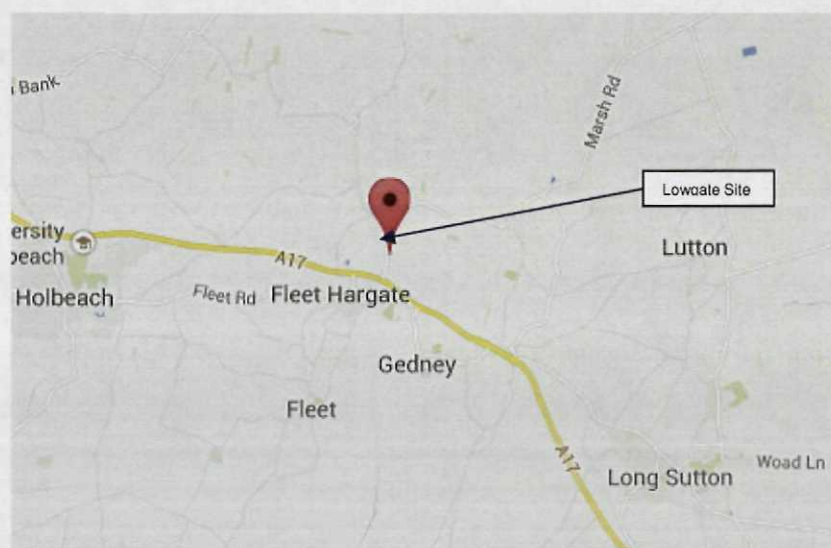
5 Conclusions

- 5.1 This planning, design and access statement has been prepared in support of a detailed planning application for the development 12 no. fishing cabins with associated landscaping.
- 5.2 The proposal seeks to enhance the area through the introduction of leisure and holiday facilities with extensive landscaping.
- 5.3 With regards to tourism, the proposed leisure facility will help attract visitors to the area. Along with the Hovenden House Golf Club and The Lawns Caravan Club to the south, the immediate area offers suitable facilities to locals and tourists.
- 5.4 The rural economy and local employment will benefit from this proposal during both the installation and operational phase of the development. The design and planning proposals have many positive benefits for the rural economy and will be in keeping with Para 28 of the NPPF.
- 5.5 The local highway network is capable of handling the anticipated modest increase in numbers visiting the site, utilising the amended existing access point to the site.

6 Appendices

6.1 APPENDIX 1 – MAPS

MAP 1 – Extract from Google Maps



(Source: www.google.co.uk)

MAP 2 – Aerial photo from Google Maps



(Source: www.google.co.uk)

6.2 APPENDIX 2 – PHOTOS

PHOTO 1 – View along north boundary of site looking west (parallel to Roman Bank)



PHOTO 2 – View across site looking south from Roman Bank



PHOTO 3 – View across site looking towards Lowgate



PHOTO 4 – View looking south along western boundary



PHOTO 5 – View from south west corner of site looking north east



PHOTO 6 – View from Roman Bank looking south across site



PHOTO 7 – View across site looking north west to Roman Bank

