

Statement in Support of Planning Application

Reference: PE-00491-21

Applicant: Debbie Buck

Site Address: Willcox Way, Land by Turkey Farm, Neal's Gate, Holbeach St John PE12 8SW

Case Officer: Sundas Shaban

Application

The application is for a change of use from Agricultural Land to Residential/Leisure by the owner.

Background

I bought the plot of land in question, being approximately 0.4 acres (0.261 ha) in May 2021. The previous owner had inherited it from her father in excess of 30 years ago and it had been unused for any purpose since. It is bordered on one side by the Turkey Farm, with a wooded area immediately adjacent and on the other by a large cropped field owned by R C Laming of Snowdrop Farm. There are two residential dwellings immediately opposite, and probably 6 more residential homes within one mile.

The Proposal

To use the land for leisure purposes, namely:

- For an enrichment and cart training area for my own dogs and those of friends (we are members of the Pennine Bernese Carters). I have large breed dogs who need a safe enclosed area for this purpose.
- Occasional use for overnight or weekend camping in a camper van by owners and friends
- To increase the number and variety of fruit-bearing trees on the land

Environmental Impact on the Area and Community

The area has been fenced with consultation and due consideration to the surrounding land and its owners. Where it adjoins the cropped field, a border of 1-2 metres has been left so the farmer can plant and harvest the entire area of his land without hindrance. Local concerns about parking on the narrow road and soft verges have been addressed by the creation of an off-road parking area, on which two vehicles can comfortably park. The 5 barred wooden gate also allows vehicles to park on the enclosed land, if necessary.

There are a number of fruit-bearing trees close to the wooded area of the Turkey Farm and it is envisaged that more will be planted, enhancing the feeling of a natural wooded area.

The brambles and undergrowth, together with an unsightly collection of scrap and rubbish, have been cleared from the land or incorporated into the landscape.

I believe we have created cordial relationships with our neighbours and have given some of them permission to use the area to keep their own dogs safe from speeding cars.

Use of the Land

The land will be used by my husband and me, with any invited guests and local residents. I would estimate it will be used 4-5 days per week, for periods averaging 1-2 hours, as well as any time necessary for maintenance and grass cutting.

We would envisage camping for up to 30 nights per year. No camper van, caravan or other vehicle will be permanently sited there.