Proposed Development at Frostley Gate, Spalding Lincolnshire PE12 8SR

Design Statement

Background

The applicant and her husband currently operate a feed supply business which has become established but needs larger premises and storage facility if it is to expand.

The proposal for the agricultural shed and the residential caravan are the first steps in developing and expanding the existing business.

They have recently acquired the application site and have the finances in place for the initial investment.

Overview

In addition to the feed supply business there is sufficient scope on the land to develop poultry and beef steers. The three disciplines will enable the applicants to have three different income streams and provide a balanced and reliable base for profitability.

In order to carry out these operations the applicants will require to erect a 40 x 60 agricultural shed and to site a residential caravan on the land to enable them to carry out their business.

It is the applicant's intention to replace the caravan with a permanent residence within three years subject to planning approval.

Justification

In response to a pre application enquiry the applicants were informed that the proposal could be permitted development if it complied with certain criteria

1. Serious intention
   The applicants have a clear intention and proven ability to develop their enterprise. They currently operate a feed business which they will develop alongside the additional poultry and beef operations. The purchase of the ground and their commitment to erecting a large shed are evidence of their intentions with regard developing the business. The applicant has an agricultural background with much experience of both poultry and beef steers.
2. Functional Need
   There is clearly a functional need for the applicant to be resident on site to tend to the livestock, both in terms of animal husbandry and security and safety of the animals.
3. Financial basis
   The applicants are committed to agriculture and have a wealth of experience. It is their intention to establish and grow the business to provide a secure income in the years to come. The applicant has ensured that the business finances are arranged to allow for adverse contingencies and are based on realistic income forecasts.
4. Site specific need
   There are no other existing accommodation units in the vicinity.

Site

The site currently consists of approx. 3ha of double cropping land with 3 stables and a feed room with hard access from the public road.

The existing stables and feed room buildings will be reused and incorporated into the proposal.

There is an existing hard surfaced access onto the land so there will be no changes to the public road.

The new building will be positioned in the vicinity of the existing buildings and will be over 65m from the public road.

The applicant has identified a 2 bedroom static caravan (37’ x 12’) which would suit their requirements. Photograph appended.

The site has a water and electricity supply. It is intended to inspect the existing septic tank for suitability. If unsuitable a new septic tank and soakaway will be installed.

A site plan showing the proposal is included in the application. In addition to the shed and static caravan that are the subject of this application the position of the permanent residence is shown for information purposes.

Summary

This proposal will enable a local couple to develop and expand their existing rural enterprise. It will be of economic and social benefit for the locality. It will comply with the criteria required for developments in the countryside. It will make good economic use of good agricultural land. It will not have any detrimental effects on the locality or the environment.

Appendum

Photograph of proposed static caravan.

