

## **Planning Supporting Statement**

### **Rectory Farm – Retrospective Change of Use and Retention of Shepherd’s Hut and Timber Structure**

**Applicant:** Samuel Pearson

**Site Address:** Rectory Farm, Rectory Lane, Gedney. PE12 0EA

**Date:** 21/09/2025

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#### **Introduction**

This statement accompanies the retrospective planning application for the change of use of land to short-term holiday accommodation at Rectory Farm, together with the retention of a shepherd’s hut (with toilet, sink, kitchenette and sleeping area) and an ancillary timber building comprising a covered deck with hot tub and small shower room.

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#### **Background**

The development was undertaken in late 2023 and has been in operation since January 2024 as a short-term holiday let. Over this period, it has been successfully run as a small tourism enterprise, receiving consistent bookings and overwhelmingly positive guest reviews. The facility brings visitors to the area, supporting the local economy through spending on shops, restaurants and attractions.

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#### **Design and Appearance**

- The shepherd’s hut is finished in dark navy corrugated tin, sympathetic to the rural setting.
  - The ancillary timber building uses untreated timber cladding and a low-profile mono-pitched roof, minimising visual impact.
  - A small decked link between the two structures provides safe access, with double timber handrails and anti-slip strips.
  - External lighting is limited to low-level and lantern-style fixtures, avoiding excessive light spill.
  - The development is well-screened by existing boundary trees and hedges.
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#### **Access and Parking**

- A single parking space has been created within the site, surfaced with compacted limestone to provide natural drainage.
  - A five-bar gate and fence segregate the parking area from the main driveway and right of way, ensuring safe and unobtrusive access.
  - No alterations to the public highway or rights of way are required.
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### **Drainage and Flood Risk**

- Foul water from the hut and shower room is connected to the existing mains sewer via a new inspection chamber installed by a qualified plumber.
  - Surface water drains naturally to ground (soakaway effect).
  - While the site is within Flood Zone 3, the structures are modest in scale, raised above ground, and have not contributed to increased flood risk.
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### **Biodiversity and Landscaping**

- The site is bounded by mature trees and hedgerows which provide natural screening.
  - Only light pruning of scrub was undertaken prior to siting the structures; no trees were removed.
  - The small-scale nature of the development has no adverse effect on biodiversity or geology.
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### **Waste and Recycling**

- Waste generated is minimal due to the short stay lengths (typically 1–2 nights).
  - Rubbish is collected and separated by the applicant into household waste and recycling bins for kerbside collection.
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## **Economic and Social Benefits**

- The accommodation has been successfully operating for almost two years, demonstrating its viability.
  - The development contributes to rural tourism by attracting visitors to South Holland District.
  - Guests support local businesses, adding value to the wider community.
  - The scale is small and low-impact, ensuring no adverse effect on local amenity.
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## **Conclusion**

This retrospective application seeks to regularise a modest holiday let development which has already proven to be a well-managed, low-impact and beneficial addition to the area.

The proposal accords with the principles of sustainable rural tourism, makes efficient use of land, and has no adverse effect on neighbouring properties, landscape character, or local infrastructure.

**We respectfully request that planning permission be granted.**