



G R MERCHANT LTD
ARCHITECTURAL & PLANNING CONSULTANTS

4 Wrights Mews
12A Park Road, Holbeach
Spalding, Lincolnshire. PE12 7EE
Telephone: 01406 490800
E-Mail: office@grmerchantltd.com
Web: www.grmerchantltd.com

Ref: 4477-26

**CHANGE OF USE & SITING OF 4 No. SHEPARDS HUNTS & 1 No. LODGE
(PART RETROSPECTIVE)
HILLGATE FARM
STATION ROAD
GEDNEY HILL
SPALDING
LINCS
PE12 0NP**

FOR

MR G COLE



PLANNING, DESIGN & ACCESS STATEMENT

VAT No: 552 6200 69
Registered in England No: 05667107

Registered Address: Bank House, Broad Street, Spalding. PE11 1TB

**CHANGE OF USE & SITING OF 4 No. SHEPARDS HUTS & 1 No. LODGE
(PART RETROSPECTIVE)
HILLGATE FARM
STATION ROAD
GEDNEY HILL
SPALDING
LINCS
PE12 ONP**

This application is to acquire Town and Country Planning Permission for change of use of part of the site and the regularisation of 4 No Shepards Huts and 1 No. Lodge for the benefit of Mr G Cole.

The existing lake has been on site since 2006 and was previously used for family fishing exercises. The timber lodge on the West side of the lake was erected on site in 2017 for the family to use while enjoying their time around the lake. The family enjoyed sleep overs during covid times.

Hillgate Lodges was set up in 2024 with the additional 4 No Shepards Huts being sited around the South side of the lake.

Hillgate Lodges predominately uses booking.com for bookings and enquiries. Currently the site is used about 13-15 weekends a year with mainly three shephard huts are in use. They are an adult only venture where couples come to relax and fish for a few days at a time.

There is a provision for cooking however some guests use the local restaurants and pubs within the area. The local shop and convenience store also benefits for having this facility.

Once the guests leave each hut is cleaned and prepared for the next booking.

The existing site offers a toilet and shower block along with parking for their cars at the site.

Once approved the client will carry out the BNG landscaping along the Southern boundary.

The proposed scheme will be in character with the area of Gedney Hill and the existing tourist area. This main site is an agricultural pig farm and this owner has had to diversify to be able to maintain his business and family home.