

Proposed Change of Use for Part of Existing Clubhouse  
to create 2 holiday rental units  
Gedney Hill Golf Club  
West Drove North Gedney Hill PE12 0NT



**PLANNING STATEMENT**  
**Revised Application**  
Including Flood Risk Statement

August 2025

## **PROPOSAL**

This is a Full Planning Application seeking consent for a Change of Use for part of the existing clubhouse of within the golf club facility at Gedney Hill golf club to provide two holiday rental properties

## **THE SITE**

The application site is located to the north of Gedney Hill and is part of an established 18 hole golf course in a rural landscape. Public Access to the Golf Club is via North Road which leads to an extensive car park conveniently close to the Clubhouse facility which is itself located on West Drove North.

The extensive Clubhouse building is of relatively modern construction with its main aspect and entrance facing West Drove North, where further parking is provided. The main body of the golf course is positioned behind the building.

## **PLANNING HISTORY**

The golf course was created by the current owner over 35 years ago. Sustained popularity of this local leisure amenity has resulted in measured expansion of the facility over that period.

The most recent planning consent was granted in 2020 ( LPA ref H07-0497-20 ) which provided for further extension to the clubhouse in anticipation of increased demand.

A Change of Use Application was recently refused by the LPA under ref H07-0472-25 with the LPA considering that the proposal would be creating two market dwellings in the Open Countryside. That refused proposal has been discussed with the LPA and it has been confirmed that the two properties are to be holiday rental units managed by the Golf Club for visitors.

## **THE SCHEME**

The existing Clubhouse facility provides a Pro Shop, Changing Facilities, Restaurant and Bar, Function Rooms, Meeting Rooms, Office and Storage.

Following a review of the business and observation of other golf clubs competing locally for custom it was felt that some measured diversification was desirable to remain competitive.

Nearby golf courses such as Thorney, Tydd St Giles, and Boston West provide additional facilities for members and guests including residential lodges, hotel accommodation and leisure complexes.

The club is run by the Britton family who also own nearby properties which are adjacent to the clubhouse and golf course. The golf club is open throughout the year for members and visitors.

The most recent extension to the clubhouse, granted in 2020 comprised an element of two storey to provide additional kitchen, wc's, staff office and storage. This extension was completed some years ago but it is considered that this particular element of the facility would better serve the business by providing some positive income and attract more visitors to the club as holiday rental accommodation. The proposal requires no alterations to the external appearance of the building and the available floor area adapts easily to provide attractively located and energy efficient accommodation. Parking for the two properties is already conveniently located adjacent to the building.



Existing Two Storey Element of Clubhouse to be converted

### **Planning Policy**

Whilst the Town and Country Planning ( Use Classes ) Order enables significant change of use without formal approval the current use as part of a golf club facility and the proposed Change of Use to Residential does require formal planning approval.

Policy 1 of the **South East Lincolnshire Local Plan** is applicable as the golf club site is located outside of any settlement boundary in the District.

It states that development will be permitted in the countryside that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

Policy 32 is also of relevance to this proposal as it indicates that development shall contribute towards improving the community's health and well being.

**National Planning Policy Framework ( December 2024 )** Paragraph 88 is relevant :-

### ***Supporting a prosperous rural economy***

**88.** Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

The proposal has a functional link with the existing family run golf course and will add to facilities within the locality.

A Pre-App meeting was held with SHDC in January 2025 and the consensus was that the proposed Change of Use to provide residential rental accommodation could be in accordance with the relevant national and local planning policies if linked to the existing golf club facility and its owners.

However despite the application submitted under H07-0472-25 stating that the units would be rented by the applicants the LPA classified them as two new market dwellings and therefore at conflict with Policy 1 of the SELLP.

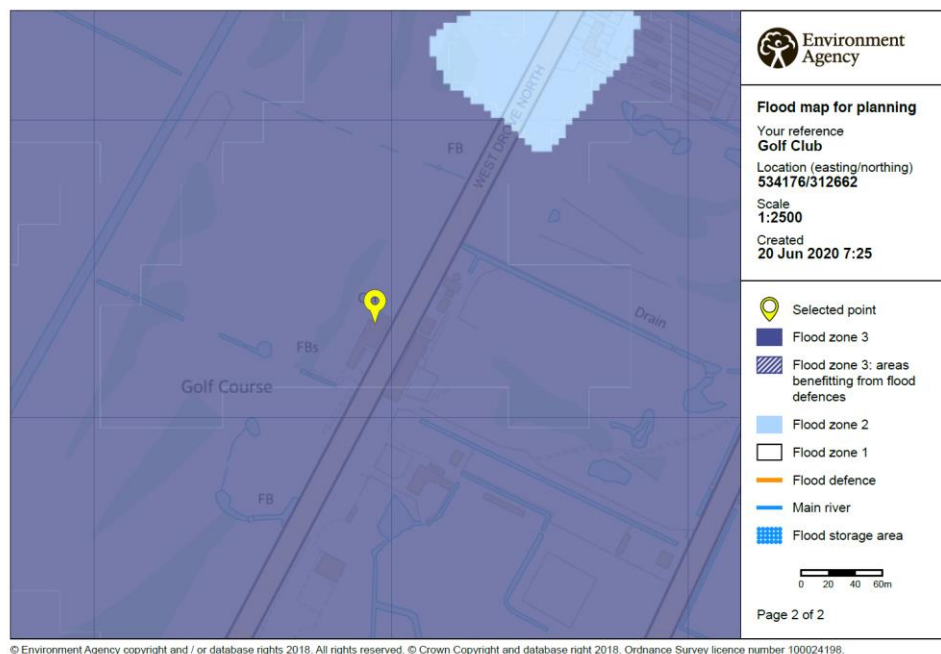
Disappointingly no clarification was sought during the course of the application and a Delegated Refusal was issued on 4<sup>th</sup> July 2025, even though the determination date of 17<sup>th</sup> July could have enabled some 'positive and proactive' discussion to have taken place and avoid the Refusal.

Pre-App discussion has been undertaken to verify the actual intention with the proposed Change of Use which will create two holiday rental units adjacent to the golf course and to remain under the management of the Golf Course to attract visitors to the golf club and the wider area, which will benefit the local economy.

## TECHNICAL CONSIDERATIONS

### Flood Risk – Environment Agency Criteria

Reference to the Environment Agency Flood Map for Planning indicates the site to be located within Zone 3



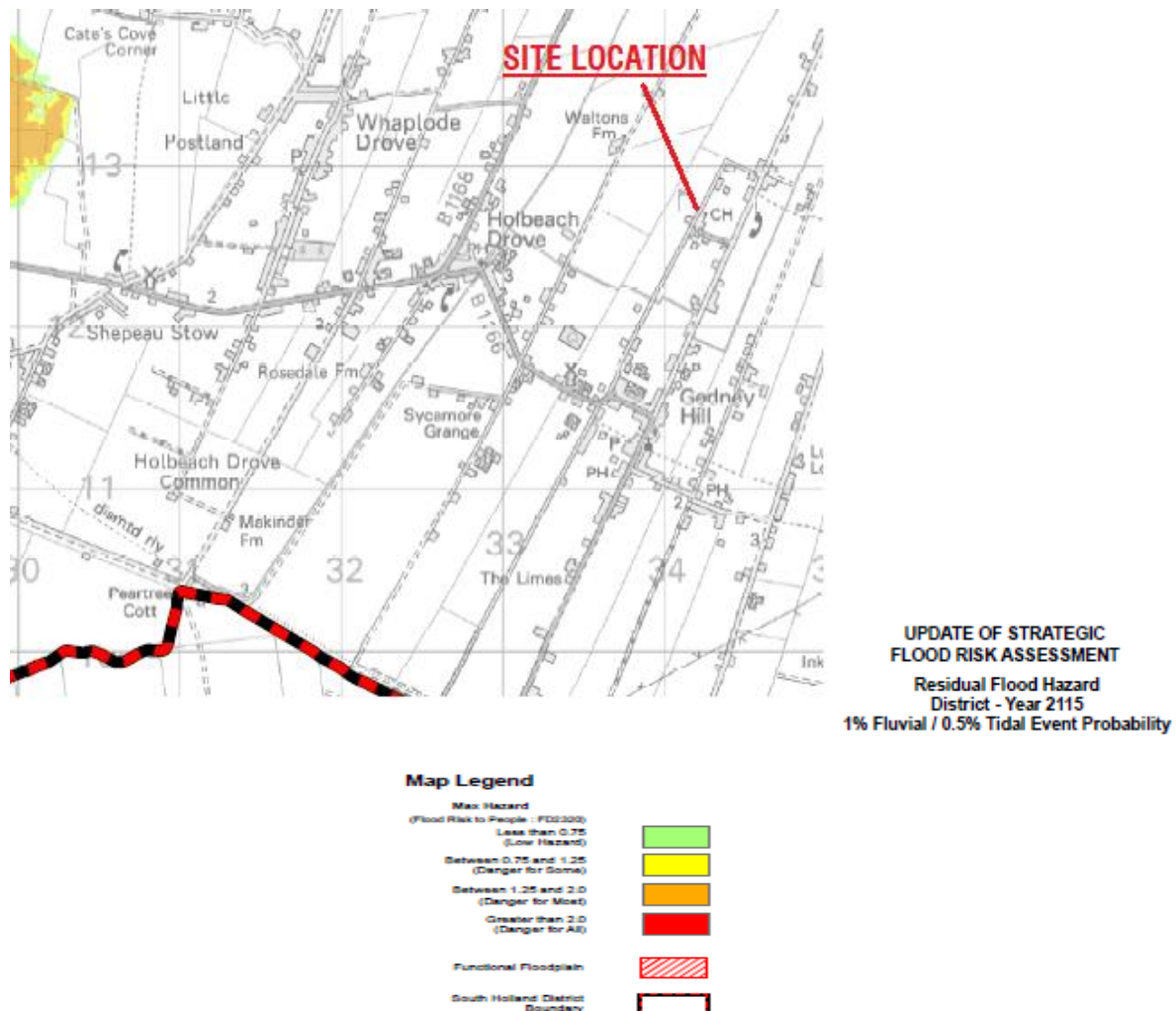
The application site is designated as Flood Zone 3a 'High Probability' as defined in Table 1 of NPPG

**Table 1: Flood Zones Definition (Ignoring the presence of defences)**

| Flood Zone 3- High Probability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Definition</b></p> <p>Land assessed as having a 1 in 100 or greater annual probability of river flooding (&gt;1%) or a 1 in 200 or greater annual probability of flooding from the sea (&gt;0.5%) in any year.</p> <p>The water-compatible and less vulnerable uses of land are appropriate in this zone. The highly vulnerable uses should not be permitted in this zone. The more vulnerable and essential infrastructure uses should only be permitted in this zone if the Exception Test is passed. Essential Infrastructure permitted in this zone should be designed and constructed to remain operational and safe for uses in times of flood</p> <p><b>Flood Risk Assessments requirements</b></p> <p>All proposals in this zone should be accompanied by a Flood Risk Assessment.</p> <p><b>Policy aims</b></p> <p>Developers and local authorities should seek opportunities to:</p> <ul style="list-style-type: none"> <li>• reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage techniques.</li> <li>• relocate existing development to land with a lower probability of flooding.</li> <li>• create space for flooding to occur by allocating and safeguarding open space for flood storage.</li> </ul> |

## SHDC STRATEGIC FRA

The application site is situated within the defended area of the South Holland District Council Strategic Flood Risk Area Map and reference to this document identifies the site to be 'no hazard' at the present time or in 2115.



## PROPOSED MEASURES

Consistent with previously approved change of use to residential on the opposite side of West Drove North it is proposed that finished floor levels will be at **300mm min above** surrounding ground levels.

Again, consistent with the nearby previously approved change of use, the owner/occupiers of the properties will sign up to the Environment Agency Floodline Warning Direct service to alert them to any possible danger from flooding and what measures to take.

If a warning is received that a serious risk of flooding is likely then the occupiers travel in a southerly direction along West Drove North to the nearby village of Gedney Hill away from the potential risk of localised flooding.

### **Flood Risk Conclusion**

This is a Minor Development involving a change of use to part of an existing Leisure Facility to provide holiday rental accommodation with sleeping accommodation at first floor level

The proposal is related to an existing use on the site and will be under the same management as the existing facility

From reference to the relevant documentation the proposal does not constitute a flood risk to users of the building and so is considered acceptable in satisfying the relevant criteria under Local and National Policy including the SELLP.

### **Highways**

This is a change of use of an existing building to provide two small residential properties. There is already forecourt parking to serve the proposal with further extensive parking nearby on the main golf club car park existing facility which has more than ample parking provision. LCC Highways were satisfied under the recent application H07-0472-25.

### **Refuse**

Storage and collection arrangements will become part of the existing policy adopted by the business

### **Foul drainage –**

The existing building already has connection to the existing private treatment unit that serves the golf club facility

**Surface Water** – The roof water discharge is unaffected by the internal change of use to the building and is directed to soakaways.

### **Ground Conditions – Potential Contamination**

When the existing building was constructed SHDC Building Control inspected the excavations for the foundations and ground floor construction and there was no evidence of abnormal / contaminated ground.

It is therefore considered unnecessary for any further investigative works to be carried out at this location as no additional construction works are proposed.

## **CONCLUSION**

This is a re-submission of a proposal which was refused under H07-0472-25 as the LPA considered the proposal to represent the introduction of market housing in the open countryside. It has since been clarified with the LPA that the applicants are simply seeking a re-purposing of part of their existing buildings to provide two holiday rental units to be owned and managed by the golf club.

This application is for some measured diversification within a long established and privately owned golf club to assist in sustaining the family business without any adverse impact on the character of the area. The provision of modest holiday rental accommodation will generate direct income to the managing business, attract visitors to the District and also indirectly benefit nearby facilities and attractions which is a positive for the local rural economy.

There is no adverse impact on neighbouring properties or the rural character of this part of the District with a re-use of an energy efficient building directly managed by the Applicant family business. It is now hoped that a positive outcome will be achieved in order that the Applicant business can progress with attracting visitors to stay at this established leisure facility in modern and energy efficient accommodation.