BROWN & Co JHWalter

Planning, Design & Access Statement

Proposed Glamping Site at Dovecote Farm, Siltside



Prepared by: Alistair Anderson BSc (Hons) MRICS MRTPI

For and on behalf of Brown & Co.

Brown & Co is a leading provider of agency, professional and consultancy services across the whole range of rural, commercial, residential, and agricultural markets.

Date: August 2025

SECTION I:

INTRODUCTION

Introduction

1.1 This Planning Statement has been prepared by Brown&Co JHWalter to support a full application submitted on F & MJ Thorley & Son for a glamping site at Dovecote Farm, Siltside, Gosberton Clough.

1.2 The purpose of this statement is to set out the background to the applicant's proposals and the key planning issues raised by them. The statement is structured as shown below:

- **Section 1**: Background
- **Section 2**: Contextual Assessment
- **Section 3**: Proposed Development
- **Section 4:** Planning Policy Context
- **Section 5:** Assessment & Material Considerations
- **Section 6**: Conclusion

1.3 The Statement has been prepared in accordance with relevant planning regulations and guidance.

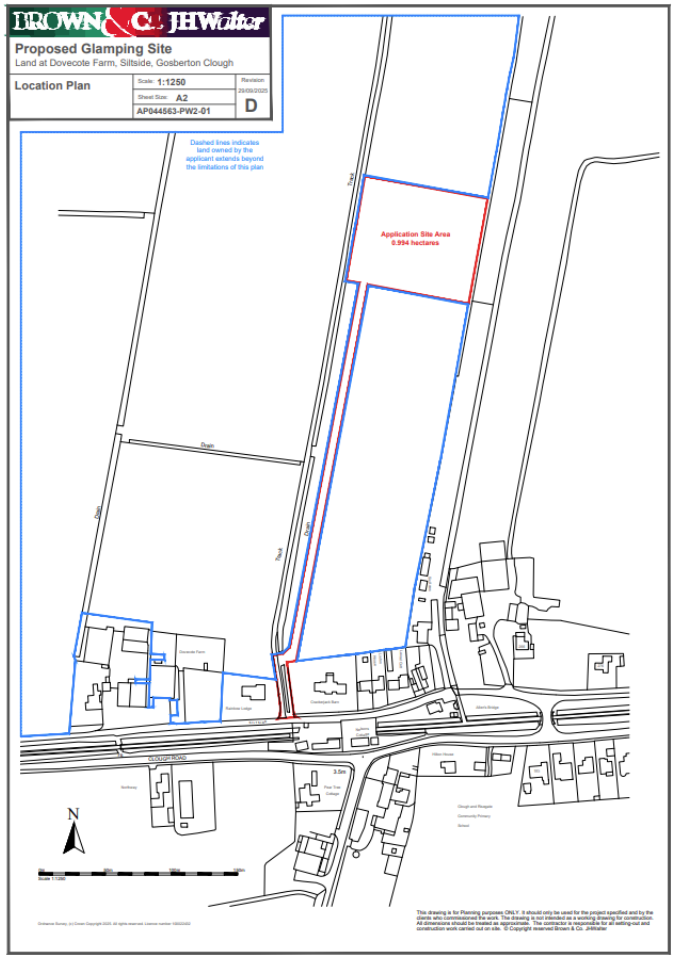
1.4 This Statement should be read in conjunction with the following application documents submitted as part of this application:

- Site Location Plan
- Proposed Plan
- Site Plan

Outline of the Proposal

1.5 The application proposes the following:-

- 8no. glamping pods (with integral cooking and washing facilities).
- Ornamental lake
- Enhanced biodiversity of 10.25% and 43.39% for watercourse units.
- Upgraded access track from Siltside.



SECTION II:

CONTEXTUAL ASSESSMENT

The Site

2.1 The proposal covers an area of approximately 0.987 hectares, to the north of Slitside, to the rear of Dovecote Farm and Crackerjack Barn.

2.2 The site is located approximately 9km south-west of Gosberton, 17km north-west of Spalding and 29km north-east of Bourne.

2.3 Gosberton Clough is a linear village, which extends along Siltside and Clough Road, either side of the Risegate Eau drain.

2.4 The proposal site is located on arable farmland, access from an existing track off Siltside from the south.

Site & Farm Context

2.5 The applicant are local based farmers at Dovecote Farm, Siltside. The entire farm comprises approximately 104 hectares, with the headline business enterprise the growing of cereals including spring wheat, winter wheat, spring barley and potatoes. They are long-standing local farms within the community and historic maps indicate the presence of Dovecote Farm dating back to at least 1887.

2.6 The applicant has a passion for diversification, especially given certain uncertainties within the wider farming context. The farm undertook a '*Future Farming Resilience Fund Report'* in order to provide observation and recommendations on the structure of their farming business and to consider actions and strategies to futureproof the business against coming changes within farming.

2.7 Deriving out of the report and discussion, it was observed that diversification of the farm would be an option to help financially sustain the business moving forward.

2.8 The applicant proceeded to engage with SHDC via the pre-application process with the initial vision of proposing a wedding and events venue.

2.9 The applicant put together a business plan and a comprehensive scheme layout of the proposal. The design process was iterative following undertaking community consultation events to discuss with the neighbours and the community. The idea was to create a multi-use community space with would instil inward investment into the area, enhance social wellbeing and the biodiversity and sustainability of the farm.

2.10 It is was considered that, under the Development Plan, a new-build venue could not be justified at that time and the applicant worked with SHDC to develop a scaled-down diversification scheme appropriate to the area.

2.11 The scheme that has been created is outlined below:-

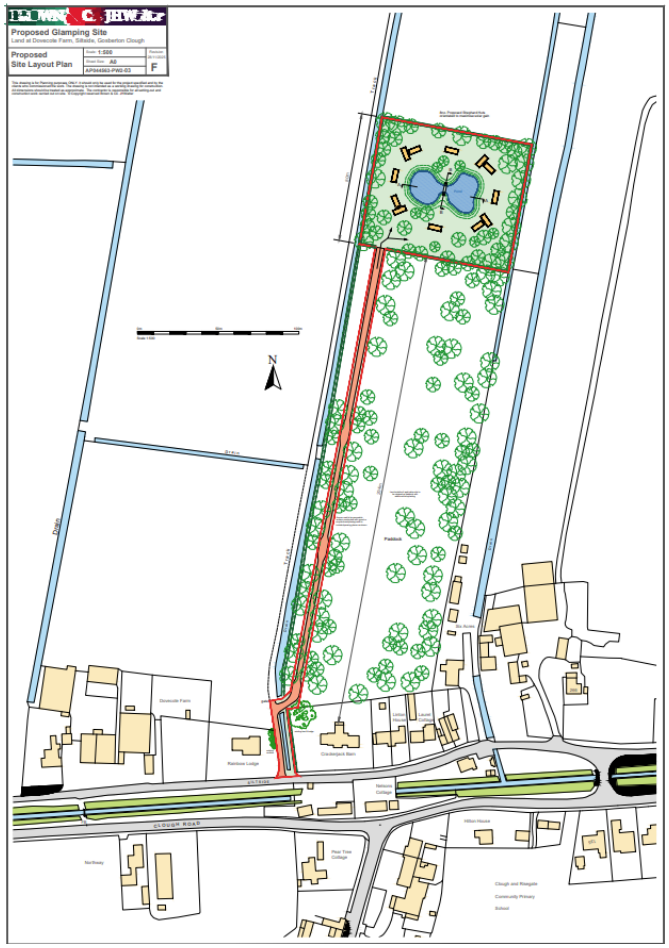


Table 1—Proposed Layout

2.12 The scheme is for 8no.glamping pods situated around a new lake which would be centred around the pods.

2.13 Each pod comprises of 2 beds (one on the ground floor and one located on the mezzanine). Each pod will include a lounge area, kitchen and shower. Unlike some glamping/camping sites, the cooking and washing is located internally without the requirement for external communal areas.

2.14 The site is accessed from the upgraded and new access track to the south which will allow customers to enter the site and park in the vicinity of their designated pod.

2.15 Users of the site will be able to do so on a booking only basis administered by the applicant / booking software and this will provide regulation to how and when the venue will be used.

2.16 The opportunity will enable the diversification of the farm in order to continue the historic legacy of Dovecote Farm and to create a unique and appropriate development within the area. The scheme would allow for the owners to create a home based business and be inextricably linked to Dovecote Farm.

2.17 The photo taken (Figure 2) and depicted on Figure 1 is from the applicants' families rear garden and they will oversee and manage the development from their residence. The indicative red line contextualises on ground the distance between the residence and the glamping site, whilst evidencing the proximity to the access and how the family can be appropriately close for customers for business operations.

2.18 It is considered this emphasises the linked nature of the development and the diversification of the farm and farming practices.



Figure 2—Photo from Crackerjack Barn

SECTION III:

PROPOSED DEVELOPMENT

Proposal

3.1 The application proposes a new glamping venue at Gosberton Clough. The proposal includes 8 glamping pods with upgraded access track, enhanced biodiversity and an ornamental lake which offers biodiversity enhancement and an attractive central component of the glamping experience.

3.2 The change of use application has the following attributes:

Layout— The site of the proposal has been purposefully set back into the field to ensure noise and visual mitigation for the local residents along Siltside, and also to create an enjoyable countryside experience for customers of the glamping facility.

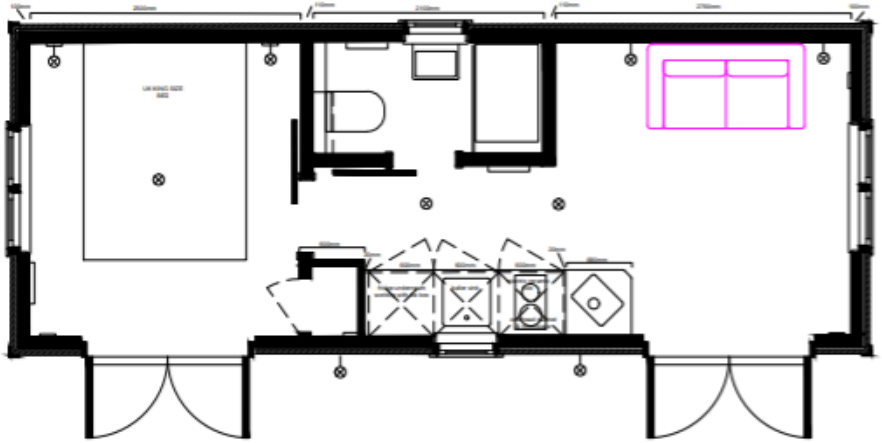
Access— The field is already accessed via a field access from Siltside to the south. The proposal would include an upgraded track that leads from Siltside to the glamping area

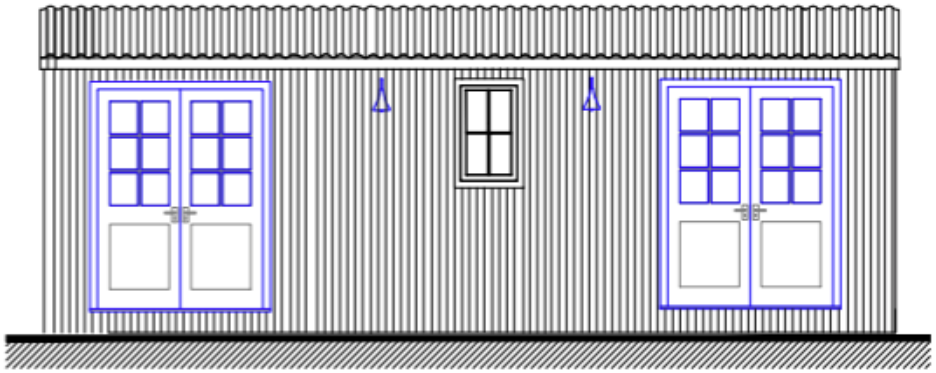
Scale — The glamping lodges are 2-bed lodges with integral lounge, kitchen and shower area. The footprint of each lodge is 9.45m x 5.05m with external decking and is considered congruous with the context of the area.

Appearance — The lodges will the timber clad with glazed windows on the rear and side elevations.

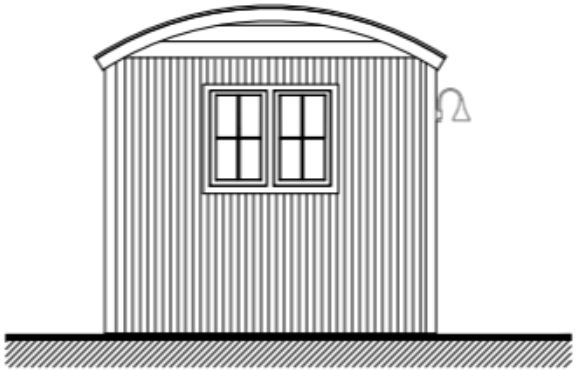
Landscaping — Extensive landscaping is proposed as part of this application with over 10% BNG and over 45% enhancement of watercourse units proposed. The proposal includes the proposal of a lake and tree planting around the glamping area. This trees will provide visual screening mitigation.

Design 1

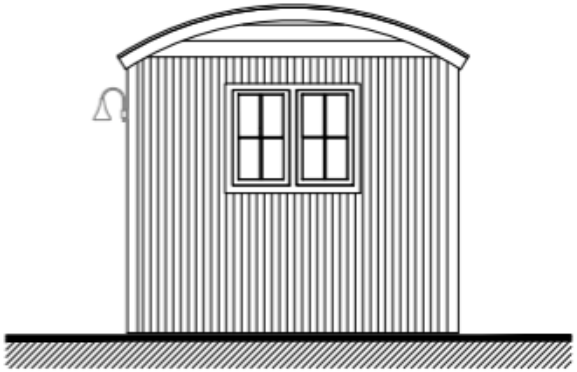




Front elevation



Left elevation



Right elevation

Design 2



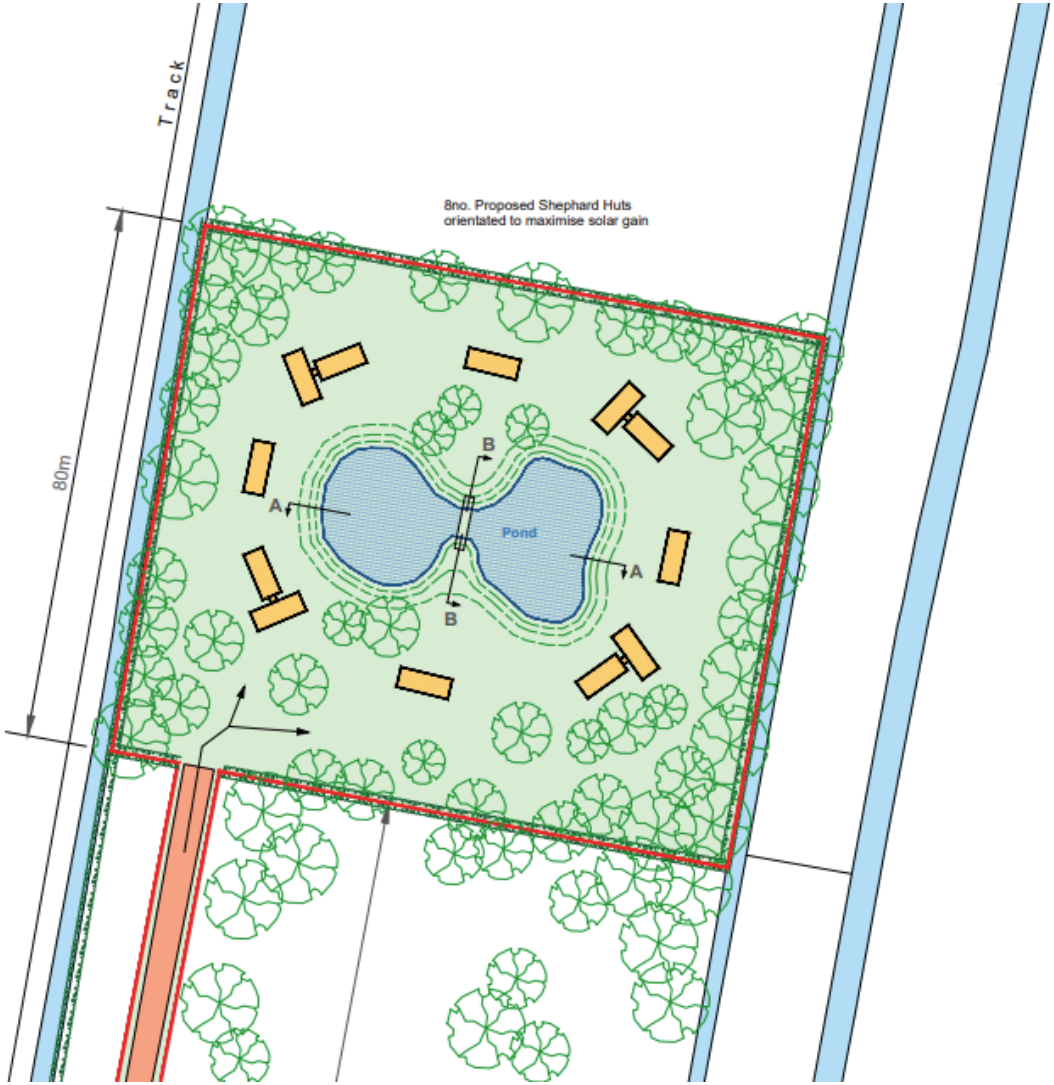
3.3 The application proposes a new glamping venue at Gosberton Clough. The proposal includes 8 glamping pods with upgraded access track, enhanced biodiversity and an ornamental lake which offers biodiversity enhancement and an attractive central component of the glamping area.

3.4 The pods allow up to 2-beds per pod, allowing for single occupants/couples/small families to visit the venue. The venue will be occupied on a booking only system, allowing the applicant to manage and control the use of the facility.

3.5 The applicant considers there is a gap in the market for such a venue, coupled with the requirement of appropriate farm diversification to enable the continuation of the running of Dovecote Farm.

3.6 The venue will have secondary economic benefit by attractive a wider visitor economy to the area of whom would use the other services and facilities within the local area which would help boost the local economy.

3.7 The intention is for the site the site to be open on a 24/7 basis, with set check-in and check-out times for the users. The use of the lake is for ornamental purposes.



SECTION IV:

PLANNING POLICY CONTEXT

Development Plan

4.1 The Development Plan for the proposal is made up of the South East Lincolnshire Local Plan 2011-2036 (March 2019) and associated Policy Maps.

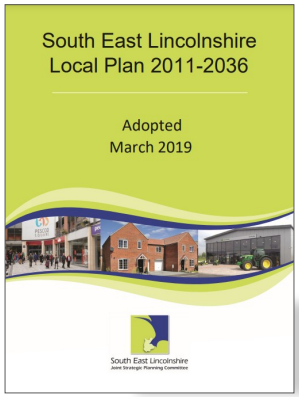


Figure 2—South East Lincolnshire Local Plan

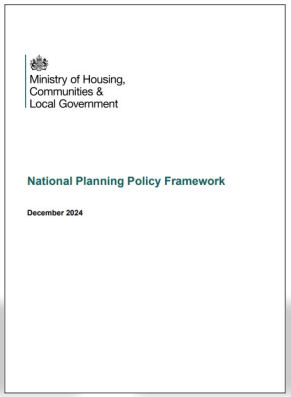


Figure 3—National Planning Policy Framework

Development Plan Policies

The policies considered pertinent to this proposal are the following:-

Policy 1—Spatial Strategy

Identifies a hierarchy of settlements. Gosberton Clough is defined as a 'Other Service Centre and Settlement'.

Policy 2—Development Management

Provides criteria in regard to sustainable considerations, such as size, scale, layout, density, amenity, access, infrastructure, flood risk and the natural habitat.

Policy 3—Design of New Development

States that all development will create distinctive places through the use of high quality and inclusive design and layout.

Policy 4—Approach to Flood Risk

Discusses development within areas at risk of flooding (Zones 2 and 3) within the district and the breakdown of development that can be supported in flood risk areas.

Policy 9—Promoting a Stronger Visitor Economy

Promotes the tourism and visitor development and states that outside of settlements, small-scale development to support the visitor economy, including **farm diversification**, equine development and fishing lakes will be supported subject to criteria.

Policy 28—The Natural Environment

Encourages the conservation, protection, enhancement and management of natural assets.

Policy 31—Climate Change and Renewable and Low Carbon Energy

States that all development proposals will be required to demonstrate that the consequences of current climate ha been addressed, minimised and mitigated.

Policy 36—Vehicle and Cycle Parking

States that all new development should provide vehicle and cycle parking in accordance with the minimum Parking Standards.

National Planning Policy Framework

4.2 The National Planning Policy Framework (NPPF) sets out the national planning policies for England and how these should be applied. The NPPF was originally published in March 2012 and has since been revised, most recently in December 2024. The sections/paragraphs considered relevant to this application are the following:

- Section 2—Achieving sustainable development
- Section 6—Building a strong, competitive economy
- Section 11—Making effective use of land
- Section 12—Achieving well-designed places
- Section 14—Meeting the challenge of climate change, flooding and coastal change
- Section 15—Conserving and enhancing the natural environment

National Planning Guidance

4.3 The National Planning Policy Guidance (NPPG) is an online resource first published in 2014. It works alongside the NPPF and the NPPF policies in helping guide the planning system within England.

Supporting a Prosperous Rural Economy

4.4 Paragraph 88 of the NPPF outlines provisions in which rural businesses and the economy will be supported. The paragraph states that 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.

4.5 Paragraph 89 also states that planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.

SECTION V:

ASSESSMENT & MATERIAL CONSIDERATIONS

Principle of Development

5.1 The application seeks to propose a new glamping site on the land to the north of Dovecote Farm. The majority of the site proposed is located outside of the settlement boundary of Gosberton Clough, meaning that the location is within the 'countryside'.

5.2 Policy 1 (D) states that 'countryside' development will be permitted 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.

5.3 The requirement and justification for this location is outlined below:-

- The diversification project is inextricably linked to Dovecote Farm and requires location within their holding. This links directly to the economic benefit of the diversification of the farm following the DEFRA Future Farm Resilience Fund report.
- Given the nature of a glamping site, it requires somewhat of a remote location, to benefit the needs of the customers and also to reduce amenity impact on the local community. Whilst sites like this are not 'noisy' usus, a peaceful, remote and idyllic setting is required which has been built into the design of the application.
- The land is currently arable farmland. The proposal has the benefit of at least 10% BNG with an increase of over 45% watercourse units. Usual agricultural development is unlikely to provide such an environmental benefit and this application enables a positive environmental benefit in this regard.

5.4 Policy 9 (Promoting a Stronger Visitor Economy) states that outside of settlements, small -scale development to support the visitor economy, including farm diversification, will be supported provided that proposals:

1. do not conflict with neighbouring land uses;
2. are in keeping with the character of the locality; and
3. demonstrate a functional link with an existing rural attraction or farm enterprise

5.5 The surrounding land uses are farmland and residential dwellings. The use would be a glamping venue located over 200m away from a residential dwelling. The surrounding land to the north is expansive and open farmland. In terms of distance and mitigation through landscaping, the design has taken an iterative process to ensure that the proposal minimises amenity considerations and does not conflict with the neighbouring land uses.

5.6 It is considered that small-scale farm diversification projects should be in keeping with the character and locality. The design is modest and being timber clad is reminiscent of agricultural buildings.

5.7 The proposal would form part of a diversification project of the current farming business of F&MJ Thorley & Son of whom are long-standing farmers based at Dovecote Farm. The proposal would enable the family to diversify an area of their farm which clearly demonstrates the functional link with an existing farm enterprise.

5.8 It is therefore considered that the criteria of Policy 9 can be met by the application proposed. Glamping by it's nature encourages visitors to the area and the proposal will have a benefit to the local economy creating investment and helping achieve secondary economic benefit with the uses of the glamping likely to use other services and facilities within the area.

5.9 Paragraph 88 of the NPPF concerns supporting a

prosperous rural economy. Supporting the rural economy is at the heart of this diversification project, and enabling Dovecote Farm to create new and appropriate income streams to help sustain the farm as a whole.

5.10 Criterion (a) of Paragraph 88 states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through the conversion of existing buildings and well-designed, new buildings. Given the nature of glamping, it requires a bespoke and remote setting. Therefore, well-designed new buildings were considered the most appropriate for the proposal. The application proposes 8no timber clad buildings which are considered attractive and well-designed in the context of the scheme and the area.

5.11 Criterion (b) of Paragraph 88 supports the development and diversification of agricultural and other-land based rural businesses. This application is a farm diversification application and is considered in accordance with the criteria.

5.12 Criterion (c) supports decisions which enable sustainable rural tourism and leisure developments which respect the character of the countryside. Glamping sites by character are countryside development and require a countryside location and as they attract visitors to the local area have a positive benefit on rural tourism.

5.13 Criterion (d) supports 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. Whilst the glamping site is a specialised venue, it would constitute a type of community facility and the proposal would have a wider economic benefit on the wider local services and shops within the area.

5.14 Policy 7 of the South-East Lincolnshire Local Plan concerns improving South East Lincolnshire's Employment Land Portfolio. Proposals on non-allocated sites may be acceptable provided:

(a) The Development does not conflict with neighbouring land uses	The proposal would not have an adverse impact on the residential amenity of the local neighbouring properties and has ben distanced and screened purposefully to provide a suitable separation distance.
(b) there is no significant adverse impact upon the character and appearance of the area	The character and the appearance of the site is predominantly rural and through the incorporation of landscaping and low density operational development, the setting, character, appearance and vernacular of the area can be preserved through the development.
(c) The design is responsive to the local context	The design of the proposal is timber clad agrarian style glamping pods which is responsive to the local agricultural context of the farm and surrounding area.
(d) there will be no significant adverse impact on the local highway network	The access into the site has sufficient visibility splays east and west and the site is located just north of the B1397 which connects Dowsby to the west through to Boston via Gosberton, Sutterton and Kirton. By the nature of the development and quantum of pods, the application does not propose a high amount of traffic movements. The pods include recreational and cooking spaces internally reducing need to travel.
(e) there will be no significant adverse impact upon the viability of delivering any allocated employment site	Glamping sites are specialised venues outside of the usual remit of employment allocations and therefore this criteria is considered applicable. However, the venue would help inward investment into the area, with the users of the site likely to use other services within the village and surrounding areas.
(f) proposals maximising opportunities for modal shift away from the private car are demonstrated	By nature, the venue is likely to require private car use, however the site is also accessible via public transportation via the G76 bus route and via walking and cycling
(g) there is an identified need for the business location outside of identified employment areas of the Policies Map	The applicant has undertaken extensive business review and identified a 'gap' in the market for a glamping site of this specification and design in the area. Employment areas as marked on the Policy Map do not specifically allocate for glamping, however the need is derived from agricultural diversification.

Principle Assessment

5.15 Considering the principle of development, it is considered that the application has the following merits:

- The countryside policy within Policy 1 of the SELLP enables countryside development if it can achieve economic, community or environmental benefits. It is considered this application can contribute to all three via the farm diversification project. The proposal will stimulate the local economy through visitor tourism, provide biodiversity benefits and the nature of the proposal is social/community led.
- The proposal enables small-scale development to support the visitor economy through farm diversification in accordance with Policy 9 of the SELLP.
- The development enables appropriate diversification, rural tourism and new-design in the countryside, which are all supported by Paragraph 88 of the NPPF
- The proposal allows for a historic farming business to diversify in an appropriate manner.
- Employment opportunities will be available through the creation and ongoing running of the business
- Careful thought over the design and the landscaping has been undertaken in order to create an attractive and good design whilst also ensuring appropriate mitigation has been considered in regard to light, noise and visual impact amenity.
- The scale of the development is considered small in size and function considering the context and this has been discuss with SHDC as the iterative proposal and design and taken place through pre-application discussions.

Historic Environment

5.16 A search on Historic England's database has highlighted that there are no historic records of designated or non-designated assets on the proposal site. The search highlighted the following Historic Records of non-designated assets surrounding the site:

MLI122520—Dovecote Farm—Building (1 on Figure 7)

Lincolnshire HER contains a record for Dovecote Farm. The record states:

"Dovecote Farm, Gosberton. 19th century farmstead. Regular courtyard of U plan. The farmhouse is detached from the main working complex. The farmhouse is the only surviving historic structure. Located within or in association with a village. Large modern sheds are located on the site"

MLI22521—Unnamed farmstead—Building (2 on Figure 7)

Lincolnshire HER contains a record for the unnamed farmstead. The record states:

"Unnamed farmstead, Gosberton. Partially extant 19th century farmstead. Regular courtyard with L-plan range plus detached buildings to the fourth side of the yard. The farmhouse is detached from the main working complex. There has been significant loss (greater than 50%) of traditional buildings. Located within or in association with a hamlet. Large modern sheds are located on the site. {1}".

MLI122522—Unnamed farmstead—Building (3 on Figure 7)

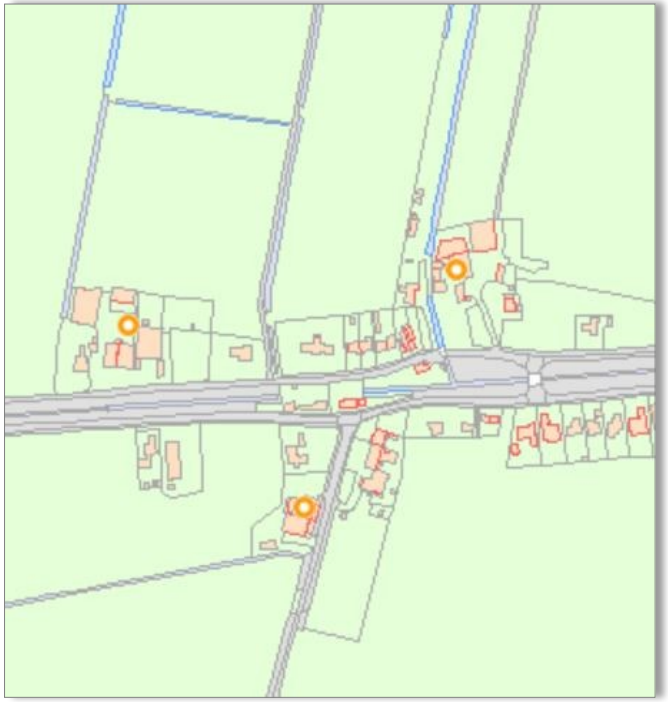
Lincolnshire HER contains a record for Dovecote Farm. The record states:

"Unnamed farmstead, Gosberton. Partially extant 19th century farmstead. Regular courtyard of U plan. The farmhouse is detached from the main working complex. There has been significant loss (greater than 50%) of traditional buildings. Located within or in association with a village. Large modern sheds are located on the site. {1}"

Assessment of Historic Environment

5.17 Whilst important to take into consideration, it is not considered that the historic environment records highlight would preclude development. There are no designated heritage assets within, or surrounding the site, and the proposal will not have an adverse impact on the historic environment.

5.12 Given that Dovecote Farm itself has a Lincolnshire HER record, and therefore considered to have some historic merit, it is considered an opportunity that an appropriate diversification



project, such as this, will help progress the business in the interest of preserving and enhancing Dovecote Farm.

5.18 Historic maps indicate, that the farmstead has been active since 19th century, and this proposal will enable the farm to strengthen and the legacy of Dovecote Farm will continue on through this proposal.

Amenity Considerations

5.19 Policy 3 (11) of the South East Lincolnshire Local Plan requires all development to demonstrate how residential amenity considerations will be considered. In addition to this, Chapter 12 of the NPPF encourages the creation of high quality, beautiful and sustainable buildings and places and achieving well-designed places as a whole.

5.20 Due to the sites countryside location, the site is well isolated from the residential properties on Siltside. However as part of the application, careful consideration for mitigation of noise, light and visual impact has been taken into account during the iterative design process.

5.21 Proposed vegetation screening has been provided to provide a screening buffer to minimise the adverse impact on residential amenity. This helps mitigate any noise, light and visual impact of the proposal.

5.22 With the consideration of the above, it is not considered that the proposal would derive any significant unacceptable adverse impact on the residential amenities of the nearby occupiers in accordance with Policy 3 of the SELLP and Chapter 12 of the NPPF.

Transport and Access

5.23 The field is currently accessed via an existing field access track from Siltside, to the west of Crackerjack Barn. As part of the application, the access and the track will be upgraded to LCC Highways standards to ensure suitable ingress and egress for the customers and the staff of the glamping site.

5.24 Policy 2 (Development Management) states that proposals will be permitted that sustainable development considerations are met, specifically in relation to access and vehicle generation levels.

Sustainability

5.25 By its very nature, a glamping site requires a level of isolation and separation to function and be an attractive and viable scheme.

5.26 The scheme will offer different levels of accessibility, including private motor vehicles, cycling, walking and the G76 bus route from Gosberton Risegate to Spalding, via Gosberton and Pinchbeck, allows for sustainable access to and from the site. The site is approximately 550m east of the Gosberton Clough adj Bridge bus stop, which is on the G76 route.

Biodiversity

5.27 The application proposes a benefit of Biodiversity Net Gain. 0.8 ha of non-cereal crop, 0.04 ha of modified grassland and 0.02 ha of an artificial unvegetated unsealed surface would be lost, but replaced by 0.64 ha of modified grassland, an ornamental pond and 23 trees within the new grassland.

5.28 The onsite habitat change is estimated to result in a habitat uplift of 10.25% and a watercourse unit uplift of 46.93%.

5.29 The applicant has provided a Biodiversity Net Gain Assessment and a Preliminary Ecological Appraisal which supports this statement and this application.

5.30 It is considered that the Biodiversity can be dealt with on site, and there are no ecological considerations that would preclude development.

SECTION VI:

CONCLUSION

Section VI Conclusion

6.1 In conclusion, it is considered that the application is policy compliant in accordance with the SELLP and the NPPF. The application would have the following benefits:

- The proposal will stimulate the local economy through visitor tourism, provide biodiversity benefits and the nature of the proposal is social/community led.
- The proposal enables diversification of a local farm providing economic benefit to Dovecote Farm and the wider local area.
- Employment opportunities will be available through the creation and ongoing running of the business.
- It is considered that the application would have a positive impact upon the landscape and setting of the area, providing a well-landscaped and leafy character providing biodiversity benefits and visual enhancement.
- The application is policy compliant and overall is considered to be a positive for Gosberton Clough and the South Holland as a whole.


BROWN&CO JHWalter