

Planning Statement
For
Retrospective planning application for an outdoor
swimming pool and extension of the pool
at

**The Rose & Crown,
Low Road,
Holbeach Hurn,
Holbeach,
Spalding,
Lincolnshire.
PE12 8JN**



Richards Architectural, Rualen, Mill Green Road, Spalding PE11 3PU

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Proposal: Retrospective planning application for an outdoor pool and extension for the pool

Location: The Rose & Crown, Low Road, Holbeach Hurn, Holbeach, Lincolnshire.
PE12 8JN

Client: The Rose & Crown (Holbeach) Limited

Date: 20th October 2019



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1. Introduction

1.1 Background

This document is a Planning Statement which has been prepared by Richards Architectural on behalf of The Rose & Crown (Holbeach) Limited for a retrospective planning application for an outside pool and an extension to the pool. This statement is accompanied by a site location plan and block plan, proposed details and photographs.

The land is currently mixed use as a public house and caravan/camping site.

1.2 Location

The land that this document refers to is located on Low Road in the village of Holbeach Hurn, Holbeach, Lincolnshire. PE12 8JN

NGR: TF 39227E

Eastings: 539591

Westings: 327335

1.3 Objectives

The objective of this Statement is to support a retrospective planning application for an outdoor swimming pool and an extension to the pool.



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2. Site and Volume

2.1 Site Area

The site area shown in red on the site plan depicts the site area, the area outlined blue shows the remaining land within ownership.

The datum site levels determine the upper most surface of the swimming pool to be 1.217m above the ground level of 0mm datum to the rear of the public house. The pool is semi submerged in to the ground in order to obtain suitable depth for swimming.

3. Planning Statement

3.1. Planning Appraisal

The outdoor swimming pool forms part of the business The Rose & Crown (Holbeach) Limited.

The swimming pool was established in the 1970's and has always been a fundamental part of the business. Whilst the swimming pool benefits guest of the caravan park and public house it is also made available free of charge to residents of the village and further afield.

The swimming pool's popularity has encouraged the rural business to become a hub for the village and promotes tourism from further afield. The free use of the swimming pool is widely accepted by residents of the village, guests of the public house/caravan

business and tourists from afar which in turn enables the business to offer hospitality in the form of cuisine and refreshments. It is estimated that without the attraction of the swimming pool the annual revenue of the business would reduce to an unviable level.



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The pump room that serves the pool is powered by solar gain via solar panels. Although the uppermost edge of the pool is 1.217m above the datum point of the lowest ground level of the public house it is not seen from the public highway due to the maintained hedgerow.

The pool is situated to the rear of the host building the public house and over 200m from any neighbouring buildings, to date there has been no complaint or objection to the swimming pool or its use. To the contrary the business has received much praise and appreciation for the free use of the facility, thus the demand to expand the use. It has been identified that further use of the pool for local schools and younger children can be achieved by expanding and extending the pool area to incorporate a shallow swim area, alongside benefiting the community the expansion will enable the rural business to accommodate a more varied cliental which in turn promotes the potential growth of a community hub.

The proposed extension of the pool is 2.4m on its width by 3.030m on its length, while modest in proposal, the additional pool area will allow a natural progression of the business and allow commitment to the successful demand that has developed.

The evidential photographs depict how the pool has evolved and has become embedded within the business



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4. Site Photographs



Pool being constructed during the 1970's



Pool being used in 2017



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Swimming pool 2019



Pool and social area 2019

Screening can be seen beyond the pool



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5. Conclusion

This application is retrospective for the installation of an open air swimming pool and an extension for said swimming pool. It has been established that a swimming pool has been included on the site and within the business for some 49 years and that the pool has evolved in development and in the business. Community and customer support and appreciation has eluded that the free use of the swimming pool has engraved it to be a fundamental part of a rural business and formed a community hub that is patronised affectionately by residents of the village and visitors to the park. The pool offers a unique experience to a part of rural Lincolnshire that no other rural business offers. From local residents to guests the open air swimming pool benefits the community as a whole as well as promoting a rural business and tourism.

The fact that a swimming pool has been on the site for over ten years establishes that the LPA had an acceptance to such use. Albeit the pool has been modified and progressed over this period of time does not avoided its usage. In allowing the application the LPA allows growth not only to a rural business but also the community.

In allowing the extension to the pool the LPA shall promote further availability of the pool which fundamentally allows a natural progression of the business in accordance of the NPPF 2012.

Therefore the applicant respectfully request that the application is granted under local and national policies and guidelines.

*End.

Richard Wenman ACBEng



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