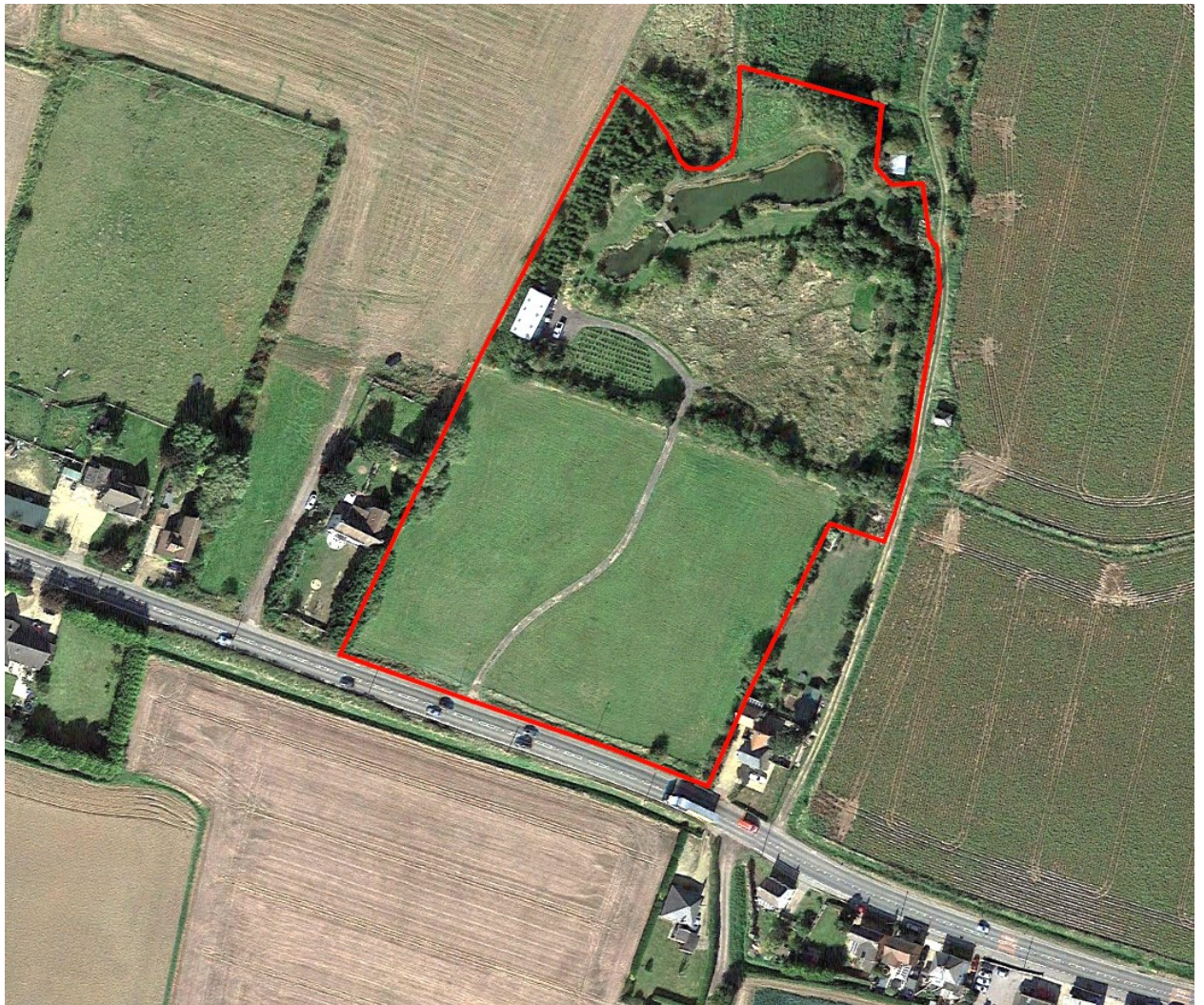


T. 07799 585277
E. info@seven22.co.uk

22 Shore View,
Hampton Hargate,
Peterborough,
PE7 8FS

seven22
ARCHITECTURE LTD



DESIGN & ACCESS STATEMENT

Project: Fishing and Wildlife Holiday Lodges, Land off;
High Road, Moulton, Spalding, Lincolnshire PE12 6PE

Client: GREEN STICK COMPANY
Job No. 005
Date: AUGUST 2020
Rev: A

Assessment of the site and context



1. The application site, measuring approximately 2.45ha, is situated north west of Moulton and northern side of the A151, High Way. The site comprises of generally level ground, of which half, towards the back has been planted as a wildlife haven. The site includes a large fishing pond, trees, shrubs and wetland plants. The front half of the site is grassed up to the road.
2. This site has previously had the benefit of planning permission for:
 - Planning Approval H13-0935-06 granted in 2006, for creation of a wildlife area and excavation of a pond.
 - Planning Approval H13-0320-12 granted in 2012, for up to 15 touring caravans.



View of field access from A151 – Also refer to aerial picture on front cover.

3. A field access/track leads directly from the A151 High Road to the rear landscaped half of the site area, to a parking and turning area adjacent a storage shed. The access, positioned roughly centrally along the frontage, has excellent visibility onto High Road.





4. Since approval for the wildlife area and excavation of a pond in 2006, a great deal of landscaping and planting has taken place with a large variety of trees, shrubs and wetland plants. So far, more than 320 native broad leaf trees and over 200 spruce trees have been planted.
5. A very tranquil setting has been established there is a real sense of place. The site is being maintained in an orderly fashion, with grass cutting around the pond perimeter and control of the wetland plants to prevent them taking over.
6. Timber jetties have been carefully positioned around the pond for private fishing use, the pond is known to be well stocked.
7. Once within the confines of the landscaped site area there is little awareness of neighbouring properties or the road. The existing landscaping, although not fully mature, already provides a good level of screening, both in and out from the site.
8. There is a good degree of separation between the edges of the main landscaped area, the area intended for the lodges, and the existing neighbouring buildings.

Planning Policy

9. A review of the South East Lincolnshire Local Plan (2011-2036) (SELLP) indicates at least the following policies are of interest to this application;

- Policy 1 - Spatial Strategy
- Policy 2 - Development Management
- Policy 3 - Design of New Development
- Policy 9 - Promoting a Strong Visitor Economy
- Policy 28 - The Natural Environment

10. Extracts from SELLP

Paragraph 3.2.15

The Countryside of South East Lincolnshire is a precious resource, mainly in its role for agriculture but also for recreation. There are types of development that require a Countryside location either because it is the location of an existing building or use of land. Where changes to such buildings or land uses require planning permission Policy 1 and other more detailed Local Plan policies will apply. Agriculture and forestry are clearly uses which must function in the Countryside, but other uses which may diversify from agriculture and forestry, e.g. recreation and tourism, can meet the broad sustainable objectives of the Local Plan....(See Policy 9: Promoting a Stronger Visitor Economy).

Policy 9: Promoting a Stronger Visitor Economy

'Proposals for tourism and visitor development which utilise and enrich the natural and built environment and existing attractions of South East Lincolnshire to the benefit of the local economy, visitors and local communities will be supported within the boundaries of settlements identified in Policy 1.

Outside these settlements, small-scale development to support the visitor economy, including farm diversification, equine development and fishing lakes, 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.*

Paragraph 4.4.2

Tourism is important to South East Lincolnshire's economy, and has the potential to grow. Policy 9 therefore focuses on South East Lincolnshire's unique assets to ensure that a clearly differentiated tourism offer is established, to enable the area to compete better as a tourist destination. Development, such as that related to the Fens Waterways Project, which concerns key assets will be supported, while respecting the sensitivity of some of the areas where such development may takeplace.

The reasoned justification for this policy states:

4.4.3

Tourist facilities can offer benefits to local communities directly through employment, and indirectly, such as by supporting local food producers, local shops, pubs and restaurants. Locating most new visitor-related development, such as the proposed marina and related development at Q2: The Quadrant in Boston, within the settlements identified by Policy 1 will enable the potential wider community benefits to be realised whilst minimising the spread of development into the countryside. However, some small-scale tourist facilities such as fishing lakes, equine development and caravan sites, small scale offices or other small scale rural development, may be more appropriately located outside a settlement boundary provided that there is a clear link to an established rural enterprise and the quality of the design ensures no adverse impacts upon landscape, heritage or biodiversity. Large scale development will only be appropriate in those circumstances where there is a specific locational and functional need.

4.4.4

Existing buildings should be utilised wherever possible, although replacement buildings will be considered where this would result in a more sustainable development. Preference will be given to proposals which can be easily assimilated into the landscape, and where there are public transport opportunities and the traffic.

11. National Planning Policy Framework (2020). Notable paragraphs supporting the application

- Section 6. Building a strong, competitive economy. Paragraphs 83 & 84
- Section 11 Making effective use of land – Paragraph 118
- Section 15 Conserving and enhancing the natural environment

12. Extracts from NPPF.

Section 6 Supporting a prosperous rural economy

Paragraph 83.

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.

Paragraph 84.

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. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

Section 11 Making effective use of land

Paragraph 118.

Planning policies and decisions should:

- (a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside
- (b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;

Consultation

13. A pre-application enquiry was submitted to South Holland District Council, a copy of the favourable response is provided in appendix A.

Evaluation

14. Holiday lodges centring around fishing and wildlife areas are not unfamiliar enterprises in the south east Lincolnshire area. There are established successful precedents for the proposed use.
15. The proposal aspires to make the most of and share in the benefits of this very attractive and tranquil site, which has established itself over the last decade. Opening the site to recreation and holidaying will furthermore secure the maintenance and improvement of the setting. It is anticipated that holidaymakers basing themselves here, will also explore the amenities of the local and wider area. The application site is physically well-related and accessible to existing settlements for the proposed use to be of benefit to the wider context.

16. The proposed area for the siting of holiday lodges is sufficiently far enough away from neighbouring properties, so as not to give rise to overlooking or cause disturbance from vehicle movement. The site is already visually well screened off.

Design

Please refer to all accompanying drawings as well as the perspective views.

Use

17. Sui Generis; Holiday lodges for fishing, bird watching and tourism.

Amount:

18. 5x2 bedroom holiday lodges.

Layout/Design

19. The proposed lodges will be very carefully positioned around the pond area and well within the site, so as to make the most of the setting. The existing landscaping is already sufficiently mature, particularly around the periphery, to shield the lodges from visual connections both in and out of the site.
20. A site plan accompanies this pre-application advice request. Siting of the lodges has been considered through discussion with the landowner and from walking the site.
21. The lodges would be orientated, with living spaces gaining from natural light. A mix of orientations meaning some lodges benefit from morning and some from evening light.
22. Various examples of modern lodges were reviewed by the client and designer. There has always been ambition to create holiday accommodation that is a little more contemporary than is more often associated with holiday lodges and caravans.
23. Some of the design precedents are shown below;



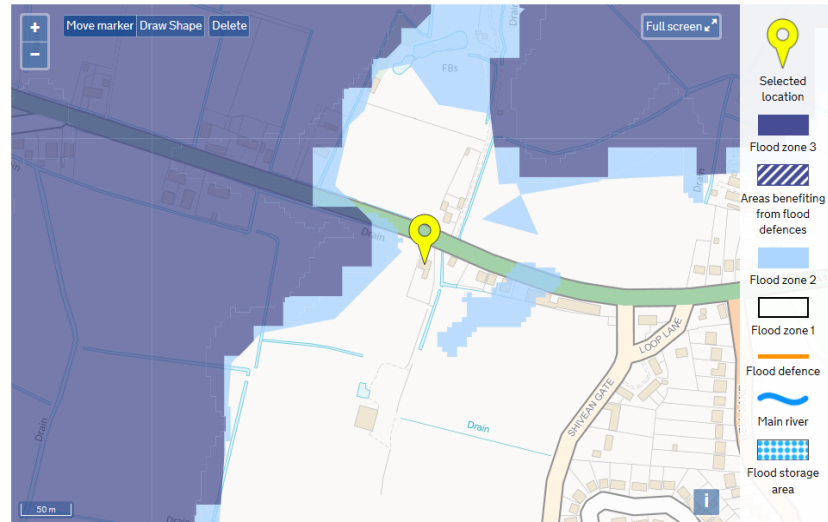
24. Modern methods of construction for the lodges will be employed. A modularised approach is planned, with lodges being highly insulated and

requiring only low amounts of energy to run. Made in parts, the lodges would be brought to site virtually complete, save for joining together and mounting on a support frame.

25. The materials will be environmentally friendly too, with the lodges constructed from highly sustainable and recyclable materials. Long lasting Accoya cladding is proposed over a SIPS or CLT panel system.
26. Each lodge would be based on a supporting frame raising the individual lodge approximately 0.75m above adjacent ground levels. The design aims to have very little impact on the site, the foundations utilising Ground-Screws with little or no need for excavations, so as not to leave a lasting influence. In this way the lodges could be removed, replaced or repositioned in the future.
27. Where it is necessary to create footpaths to access the lodges, these would be completed using self-binding gravel and timber edging. Excavation depths would be no lower than 150mm, so as not to impact on existing tree roots. Grass paths leading from the main path to fishing jetties would also be reinforced with a cellular plastic grid enabling wheelchair access. The jetties would be upgraded to include 'bump' and guard rails.
28. Additional landscaping is proposed. Whilst more landscaping is not absolutely necessary to make the rear part of the site more private, there are always opportunities to improve species diversity and quantity, as well as make further enhancements to the visual attractiveness of the site. The front half of the site would also receive planting and landscaping.
29. Vehicle parking would be kept separate from the lodges and contained within the area adjacent to the existing storage shed. Parking would be allocated by lodge and separated by landscaping or hedges. The individual bays would be oversized, to allow for easy loading and unloading of fishing tackle and holiday luggage. The parking area is to be of permeable construction, most likely gravel with a filtering sub-base and a cellular reinforcing grid for ease of walking.
30. The access track, from High Road, would be improved to include sufficient road width and radii when entering and exiting site, as well as including passing places. New edgings would be provided along with widening adjacent the new parking bays.
31. Low level, LED lighting bollards and other way finding lighting will be used thoughtfully. PIR activated and external lodge area lighting will not be used.
32. Surface water drainage is to discharge into the existing ponds.
33. Foul water drainage will discharge to a packaged treatment plant, with an outfall of potable water into the pond at an attenuated rate. Klargestor Bioefficient 5 or similar as noted on site layout.

Flood Risk

34. Within the South East Lincolnshire SFRA mapping, the site is indicated as outside of even those at the lowest risk for flooding consequences, relating to flooding from the sea and main rivers, taking into account the presence of current flood risk management measures.



35. However, the Environment Agency mapping indicates part of the site is partially within Flood Zone 2. The extract above is from gov.uk flood maps for planning.
36. To alleviate risk and in-line with general recommendations, the accommodation will be raised above ground level, as is commonly the case.

APPENDIX

A. Response to pre-application enquiry from South Holland District Council.



Mr Peter Flavill
22 Shore View
Hampton Hargate
Peterborough
PE7 8FS

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937

planningadvice@sholland.gov.uk
www.sholland.gov.uk

20th June 2020

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00145-20 **Case Officer:** David Grant
Location: Holiday Lodges High Road Moulton Spalding Lincolnshire
Proposal: CHANGE OF USE TO; FISHING & WILDLIFE HOLIDAY LODGES. ERECTION OF 5 MODULAR HOLIDAY LODGES WITH ASSOCIATED LANDSCAPING, PLANTING AND PARKING.

Thank you for your enquiry. I apologise for the delay in my response. The Local Planning Authority would welcome an application on this site. Should the application be approved a condition would be added that would limit the amount of days an occupant could stay on site in a lodge, so that it does not become a de facto dwelling in the open countryside.

On the basis of the submitted information it would that the site would be appropriately landscaped. Care must be taken that the final site layout does not lead to material harm to neighbour residential amenity.

Along with submission of a Full Planning Application form, the Local Planning Authority will also require:

- One copy of an up to date 1:2500 / 1:1250 site location plan with the application site edged in red and any other land owned outlined in blue,
- One copy of 1:500 / 1:200 block plan with the application site edged in red and any other land owned outlined in blue. The north arrow must be shown and the plan should indicate all relevant details including all buildings, hard surface areas, walls and fences, as well as distances to adjacent boundaries from the proposed development.
- One copy of 1:100 / 1:50 existing and proposed elevation / floor plans / roof plans, or where applicable, annotated photographs with dimensions written on the plans.