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Ref: 2994-16

PROPOSED RESIDENTIAL LOG CABIN
GUANOCKGATE ROAD
SUTTON ST EDMUND
SPALDING
LINCS
PE12 0LU

FOR

TINA GILBEY & JAMES WAITE



PLANNING, DESIGN & ACCESS STATEMENT

VAT No. 552 6200 69
Registered in England No: 5667107
Registered Address: Bank House, Broad Street, Spalding, PE11 1TB

Ref: 2994-16

PROPOSED RESIDENTIAL LOG CABIN
GUANOCKGATE ROAD
SUTTON ST EDMUND
SPALDING
LINCS
PE12 0LU

The application is to acquire Town and Country Planning Permission to erect a temporary residential log cabin to help justify and sustain the business of Tina Gilbey and James Waite.

The application site amounts to approximately 2 hectares off Guanockgate Road, Sutton St Edmund and is currently occupied with various buildings and grassed paddocks where the applicants are developing their rare breed of sheep (Leicester Long Wool Sheep),

The proposal is for a temporary residential log cabin whilst they develop their business as suggested in the pre-application response PE-00187-16 which states the following criteria needs to be satisfied:-

1. *Clear evidence of a firm intention and ability to develop the enterprise concerned (significantly investment is often a good indication of intentions);*
2. *Functional need to reside on the site;*
3. *Clear evidence that the proposed enterprise has been planned on a sound financial basis;*
4. *The functional need could not be met by another existing dwelling on the unit, or other existing accommodation in the area which is suitable and available for occupation;*
5. *Other normal planning requirements, eg on siting and highway issues, are satisfied.*

See attached Business Plan and pre-application advice response PE-00187-16.

The residential log cabin proposed is by Prestige Park and Leisure and will incorporate all energy saving equipment to help sustain the business namely:

- Rainwater harvesting
- PV and solar panels
- Air/ground source heating pumps

The following section of this statement is as suggested by "The Commission for Architecture and the Built Environment" (CABE):-

USE

The current use of the site, which amounts to approximately 2 hectares, is used as grassed paddocks and various buildings which are used for the applicant's sheep breeding enterprise.

AMOUNT

A single residential log cabin is proposed to enable the applicants to live on site and develop their business.

LAYOUT

The proposed residential log cabin to be sited as indicated on the application plan 2994-16-01.

LANDSCAPING

The current site is bereft of any significant landscaping or tree planning. A comprehensive scheme, which compliments the sheep, pigs and other animals to be agreed by Conditions.

ACCESS

Access to the site will be via the existing access off Guanockgate Road, which could be improved, if required, by LCC Highways Department.

FLOOD RISK

As the application site is within Flood Zone 3 of the Environment Agency Flood Map a site specific Flood Risk Assessment will be required. With the likelihood that the ground floor of the log cabin will need to be raised this can be easily achieved.

APPLICATION PLAN

2994-16-01 Location & Site Plan

G R Merchant
April 2017

Ref: 2994-16

APPENDIX

LOCATION PLAN 1/2500

"GOOGLE" LOCATION & SITE PLANS

SITE PHOTOGRAPHS

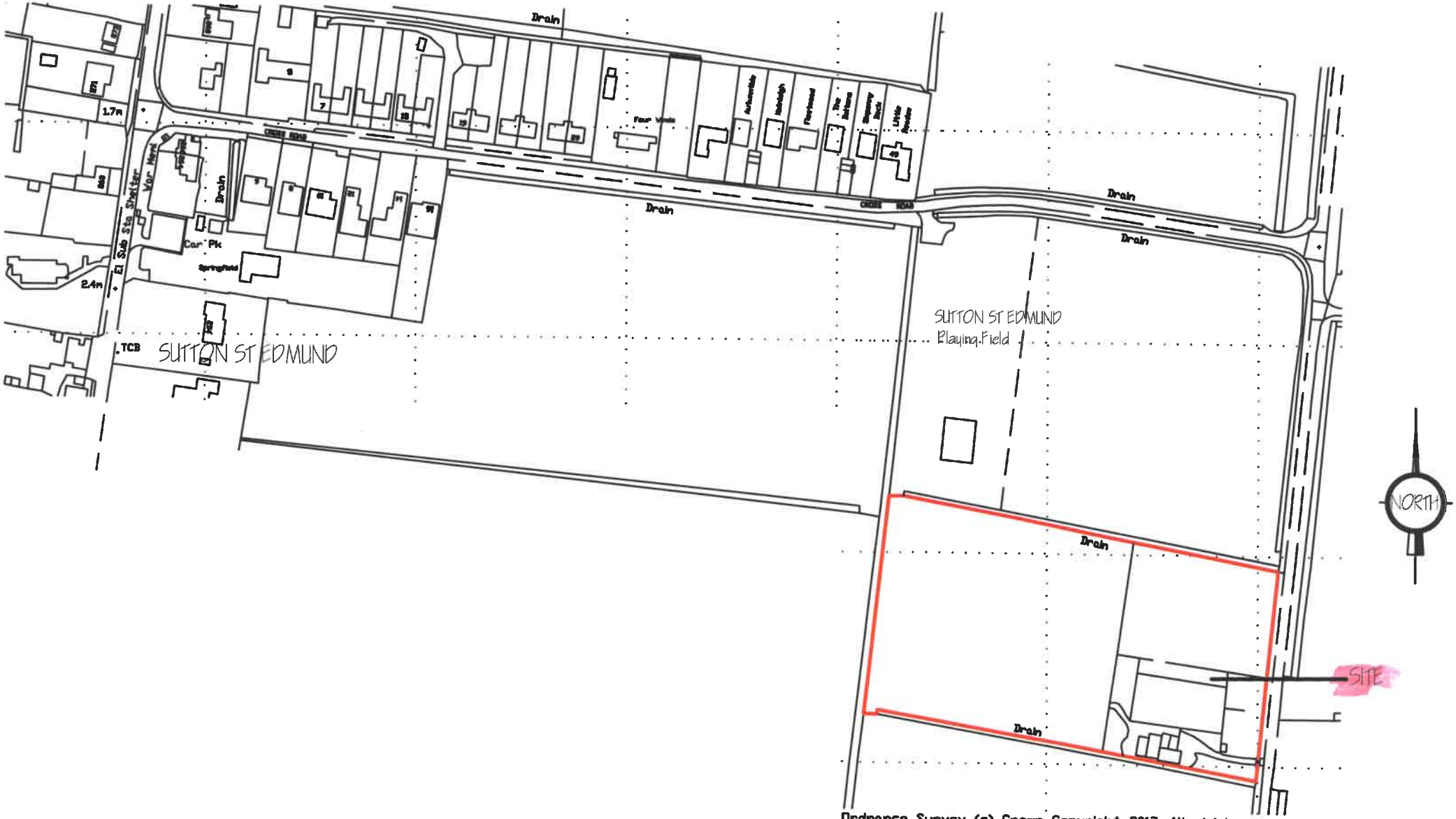
BUSINESS PLAN

PRE-APPLICATION ADVICE PE-00187-16

FLOOD RISK ISSUES:-
ENVIRONMENT AGENCY FLOOD MAP
SHDC STRATEGIC FLOOD RISK ASSESSMENT MAP
GENERIC FLOOD RESILIENT CONTRUCTION SCHEDULE

LOG CABIN – PRESTIGE PARK & LEISURE HOMES

LOCATION PLAN 1/2500



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LOCATION PLAN
1/2500

"GOOGLE" LOCATION & SITE PLANS

Google Maps Cross Rd



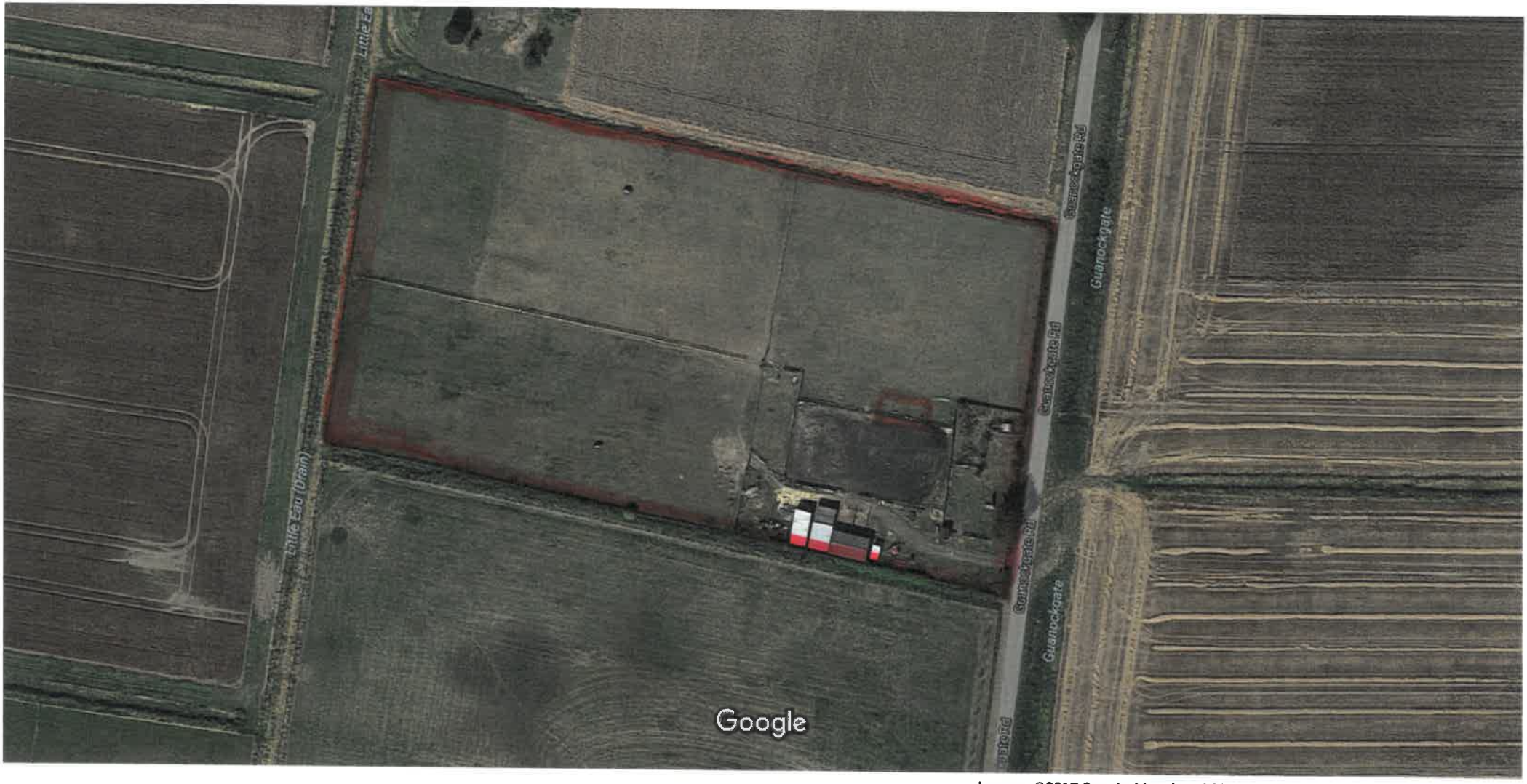
Imagery ©2017 Google, Map data ©2017 Google 200 m

Google Maps Cross Rd



Imagery ©2017 Google, Map data ©2017 Google 50 m

Google Maps Cross Rd



Imagery ©2017 Google, Map data ©2017 Google 20 m

SITE PHOTOGRAPHS

















BUSINESS PLAN

BUSINESS PLAN

ASHTREE FLOCK OF LEICESTER LONGWOOL SHEEP

TINA GILBEY and JAMES WAITE
47 CROSS ROAD
SUTTON ST EDMUND
LINCS
PE12 0LS

01945 700429

07764 447 104

ashtreeflock@gmail.com

EXECUTIVE SUMMARY

This is a business plan proposing the formal establishment of a business around our pedigree flock of Leicester Longwool sheep, which has hitherto been an enjoyable and self sustaining hobby, and to support a planning application for temporary housing on land at Guanockgate , Sutton St Edmunds.

Since 2008 we have had sheep on this patch of land to follow the horses, keep the pasture in good heart and to provide food. About 3 years ago we decided to start a flock of our own, and we chose a rare breed, the Leicester Longwool which back in the 18th Century was a staple providing excellent lean meat on a large carcase and a lustrous fleece for spinning and weaving. The Leicester is classified as a 3 on the RBST (Rarebreeds Survival Trust) watch list, having only about 300 breeding ewes in the UK.

Through vigorous breed selection, we now have a small flock of quality ewes as our foundation stock. We have learnt and developed our own system for managing the animals and the land and resourced how we can maximise income from meat and wool sales. This year, 2016 we have 15 ewes for tupping.

We plan to sell lamb, (animals under one year of age), hogget (animals between one and two years of age) and mutton (over two years and under five years of age). On well managed husbandry and pasture systems lambs achieve slaughter weight at about sixteen weeks of age. Generally these will be uncastrated ram lambs as they grow faster. Castrated rams or ewes that may not be good enough to stay in the flock to bred from can be grown on for hogget or mutton, and breeding ewes that prove barren maybe used in this way.

We plan to sell locally. We have received excellent feedback from work colleagues, friends, family and neighbours about our lamb, hogget and mutton. Finished meat from butcher to customer can be achieved within a very short space of time by keeping it local, either by delivery by prior appointment, or customers can collect from the butcher by arrangement. We are fortunate to have an old fashioned slaughterhouse and butchery within a very short distance of our base, which means less travelling time, and therefore less stress to our animals which helps to keep meat flavoursome and supports another local business.

There is a demand within the restaurant industry for hogget and mutton, and I have received positive feedback to enquiries locally about meat supply, although we would need a regular and uninterrupted supply of meat to do this which would support our intention to increase flock numbers.

We have an increasing demand for our fleeces. Wool production benefits from healthy animals. Good nutrition, well managed pastures, parasite control and vaccination programmes translates into better fleeces and more wool per animal. I have tapped into local spinners and weavers guilds, who I contact once shearing is done, and we always sell fleece we take to any shows. Agricultural shows are popular with the public and often

crafty people come looking for fleece. We have developed a way of preparing and showing the fleece off to full advantage. James has taken up peg looming, an ancient form of weaving, and weaves rugs which retail at £100 at craft fairs. He also makes peg looms to sell. Larger looms are not readily available on the internet, and there seems to be a lot of interest in these larger looms which retail at £65. Our intention is to increase the wool products and find more creative ways of using the fleece to full advantage when we have more fleece at our disposal with the expansion of flock size.

We are part of a local active small holders` community to join in local events and as a window for sales of meat, wool, and live animals and which also creates interest from outside the area via the internet.

As we have started to enter the showing world to have our stock judged and to promote our flock, we hope we will be able to achieve sales of livestock. In our first year of showing we have had considerable success with our stock, culminating this year with Champion Longwool, and Reserve Show Champion at Gransden Show, Cambridge. The LLSBA (Leicester Longwool Sheepbreeders Association) is working hard to promote the breed around the country and we have an increased number of registered sheep in the UK now, appealing to people who want small flocks of docile animals with a magnificent fleece for spinning and crafting. I am now a director of the LLSBA.

The centre of our business would be based on our field on Guanockgate, where we have animal housing, small fenced paddocks and room to keep our equipment. We have bought additional land for relief grazing and hay production locally. If we were able to reside here, the current address of 47 cross road would be sold which is affordable housing. The business would be run as a partnership, myself being responsible for the day to day care of the animals, and small paddock maintenance. My partner involved as an additional interest to his usual occupation. His well established garage business in Gedney Hill is another motivator to staying in this area where we both have family ties.

We are applying for planning permission to erect temporary housing on Guanockgate to be closer to the seat of our proposed business. We have unfortunately been the victim of substantial theft from the field, including veterinary equipment in the middle of lambing, fencing and livestock trailer, the latter causing the field gate to be left open with livestock being found on the road. We have an aged touring caravan on the field to provide shelter, heating and facilities for preparing feed and veterinary products and warming chilled lambs. But there is no proper toilet facilities and inadequate provision for heating water, and it is not aesthetically pleasing. At present we have a small and short term electric supply from a solar panel/battery source which is wholly inadequate. At present any veterinary procedure would require transportation of any ailing animal to our home address which is risky in terms of safe handling and has an increased risk of morbidity.

We feel reluctant to continue to expand the business which involves increasing flock size and spend extra outlay without being able to secure our stock/ property and equipment. If planning permission was granted, we could access an electric supply, which would be hugely beneficial during lambing or for any veterinary treatment, but at a quoted cost of

11K which not viable without a residence on site. If we increase flock numbers lambing would need to be done over a longer period, increase the chance of veterinary interventions, and would be very difficult with the current facilities. However, we would be keen to harvest renewable energy into our proposals, having an enormous surface area of south facing roof space for solar energy, and space for air/ground source heat pumps, and space to harvest rainwater.

As well as our sheep we like to keep 2 or 3 pigs for meat which we have twice a year.

We would prefer this temporary housing to be a log cabin which we feel would be more aesthetically pleasing and blend into local infrastructure.

AIMS AND OBJECTIVES

To increase our flock size to 30 breeding ewes in the short term, and 100 in three years and establish a sustainable local business

To continue to breed to improve our Leicester fleece to promote british wool and wool products

To improve our standing in the agricultural world and within the rare breeds society

To build a business to provide an income that at least would provide top up to an existing government pension in the short term and provide remuneration for two people in the longer term.

FINANCIAL SUMMARY

As already stated most of the equipment has been sourced and paid for over the past four years by private means

The only outlay in the short term would be to buy more sheep. Older ewes in their mid life can be very reasonable to purchase in the short term and continue lambing to age 8 or 9 if well cared for. This would be privately funded. Once the flock is to about 30 sheep, their subsequent offspring will be kept and 100 head should be achievable in two to three years.

Over these past few years we have purchased:
Hay making equipment: cutters, tedders, balers
Fertiliser spreader
Weed sprayer
Sheep weight crate
Grass rollers
Weighing scales
Tractor
Post rammers, manual and tractor mounted
Hay trailer
Livestock trailer
4x4 vehicle to pull trailer
Outlay to replace fencing on Guanockgate, and erect fencing at Sutton St James
Preparation of land at Sutton st James, purchse of seed and sowing seed
Veterinary equipment/sundries
Livestock purchase : Ewe lambs @ £80, proven ewes @ £140 proven ram @ £150
Provision of shelters on paddocks
Land at Guanockgate £27,200
Land at Sutton St James £50,000

Approximate outlay to date is £100,000

I have no recognised husbandry or agricultural qualifications, although a lifetimes experience of looking after horses and managing land, a nursing qualification, and I have attended a veterinary course run by Scarsdale vets in derby re sheep care and lambing. Through my career in nursing I am well aware of welfare considerations, standards of hygiene and infection control, and cold chain supply of meat to customer, plus legal considerations of supply of meat/livestock and a duty of care to customers.

The business would be run on a partnership basis with James Waite, also of 47 Cross Road

ANNUAL PROFIT /LOSS

PROFIT

Live lamb £150 each
Meat: lamb £140 whole lamb
Hog/mutton £200 whole sheep
Fleece £20-30 whole fleece
Peg loom products from£10-£100

Hay sales £1500
Pork sales £200 per pig finished

LOSS

Stock purchase £450
Shearing £100
Veterinary £300
Feed £700
Show entries £120
Transport £500

Slaughter costs
Pigs £40 each
Sheep £35 each

PRE-APPLICATION ADVICE PE-00187-16

SOUTH HOLLAND DISTRICT COUNCIL

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

Ms C Gilbey
Gilbey644@Btinternet.Com

5th April 2016

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: **PE-00187-16** **Case Officer:** **David Gedney**
Location: **Guancockgate Sutton St Edmunds Spalding Lincs**
Proposal: **Erection of dwelling to protect stock and equipment**

I write in reply to your pre-application enquiry and apologise for the delay in responding.

Policy HS7 of the South Holland Local Plan, 2006 only makes provision for new housing in the countryside where it is proven to be essential to meet the needs of agricultural/other rural workers. The aims of Policy HS7 and other core policies within the Local Plan are to protect the character of the countryside and in the interests of sustainable development.

Policy HS7 is in accordance with advice within Paragraph 55 of the National Planning Policy Framework, 2012. The latter indicates that local planning authorities should avoid isolated homes in the countryside unless there are special circumstances such as the essential need for rural workers to live permanently at or near their place of work.

In accordance with the above, a permanent dwelling would only be permitted if it complied with all of the following criteria:
1.There is a clearly established functional need, such as the need to be on site at most times of the day to look after animals/livestock;
2.The need relates to a full time worker;
3.The rural enterprise has been established for at least 3 years, has been profitable for at least one of them, is currently financially sound and has a clear prospect of remaining so;
4.The functional need could not be met by another existing dwelling on the unit, or any other accommodation in the area;
5.Other planning requirements such as highway issues and impact on the countryside.

If an enterprise has not been established for 3 years an application could be submitted for temporary residential accommodation, such as a mobile home. Such a proposal would still need to satisfy all the following criteria to be acceptable:

1.Clear evidence of a firm intention and ability to develop the enterprise concerned (significant investment is often a good indication of intentions);

2.Functional need to reside on the site;

3.Clear evidence that the proposed enterprise has been planned on a sound financial basis;

4.The functional need could not be met by another existing dwelling on the unit, or other existing accommodation in the area which is suitable and available for occupation;

5.Other normal planning requirements, eg on siting and highway issues, are satisfied.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully



David Gedney, Senior Planning Officer
dgedney@sholland.gov.uk

FLOOD RISK ISSUES:-

ENVIRONMENT AGENCY FLOOD MAP

SHDC STRATEGIC FLOOD RISK ASSESSMENT MAP

GENERIC FLOOD RESILIENT CONSTRUCTION SCHEDULE

Environment Agency

Enter a postcode or place name: PE12 0LS Go

Other topics for this area... Flood Warning Areas

Flood Map for Planning (Rivers and Sea)

PE12 0LS at scale 1:40,000

Other maps | Data search | Text only version

Map legend

- Flood Map for Planning (Rivers and Sea)
  - Flood Zone 3
  - Flood Zone 2
  - Flood defences (Not all may be shown*)
  - Areas benefiting from flood defences (Not all may be shown*)
- Main River
  - Main River
- Other national environmental organisations
  - Natural Resources Wales Area of responsibility
  - Scottish Environment Protection Agency Area of responsibility



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This service is designed to inform members of the public, in line with our terms and conditions. For business or commercial use, please contact us

Information about Flood Map for Planning:

Go to the new Flood Map for Planning service for tailored information

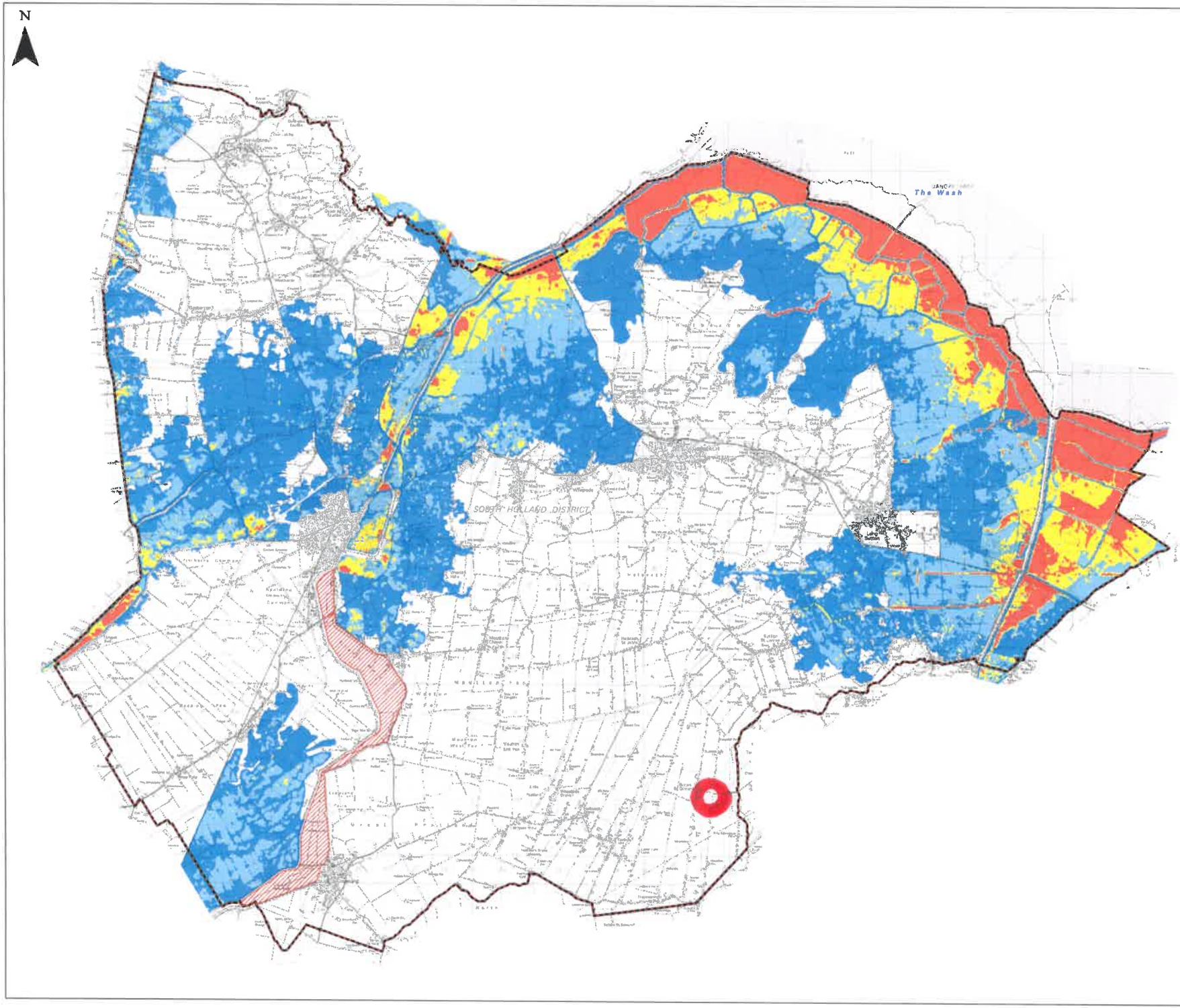
Understanding the Flood Map for Planning (Rivers and Sea)

* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

creating a better place

Author: Environment Agency | wiybysupport@environment-agency.gov.uk
Last updated: 23rd February 2017

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NOTES

1. The potential flooding consequences shown on this map relate to flooding from the sea, main rivers and Internal Drainage Board systems taking into account the presence of current flood risk management measures such as flood defences.

2. In addition to the potential flood extents shown on this map, there may be shallow flooding in low-lying rural areas

3. The consequences designated as being an Actual Risk arise from direct overtopping of defences, where this would occur, together with assumed breach failure of some defences. Breach failure has been assumed to occur in places where the freeboard between peak sea or river water level and the defence crest level is less than the minimum desirable for structural security of the defence.

4. The consequences designated as being a Residual Risk arise from direct overtopping of defences, where this would occur, together with breach failure which is assumed could occur at any point along the defences.

5. The potential flooding consequences relate to flood probability bandings as follows:

Probability Band	Annual probability of Flooding	
	from a river (fluvial)	from the sea (tidal)
Low	<0.1%	<0.1%
Medium	1%-0.1%	0.5%-0.1%
High	>1%	>0.5%

6. Functional Floodplain encompasses areas where water is intended to flow or be stored in times of flood.

7. Land outside South Holland District is not considered.

8. This map shows the extents only of the flooding probability bands relevent to the map Title

Map Legend

Peak Depth

- 0m - 0.5m
- 0.5m - 1m
- 1m - 1.5m
- >1.5m
- Functional Floodplain
- South Holland District Boundary

REV	DATE	REMARKS

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SOUTH HOLLAND
SOUTH HOLLAND DISTRICT COUNCIL
COUNCIL OFFICES
PRIORY ROAD
SPALDING
LINCOLNSHIRE
PE11 2XE

UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT

Actual Peak Depth
District - Year 2115
1% Fluvial / 0.5% Tidal Event Probability

DATE OF ISSUE: January 2010 REV NO:

SCALE: 1 : 60,000 @ A1

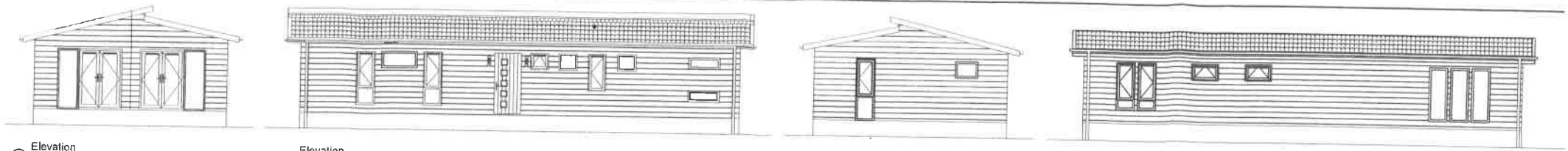
MAP NO:

FLOOD RESILIENT CONSTRUCTION

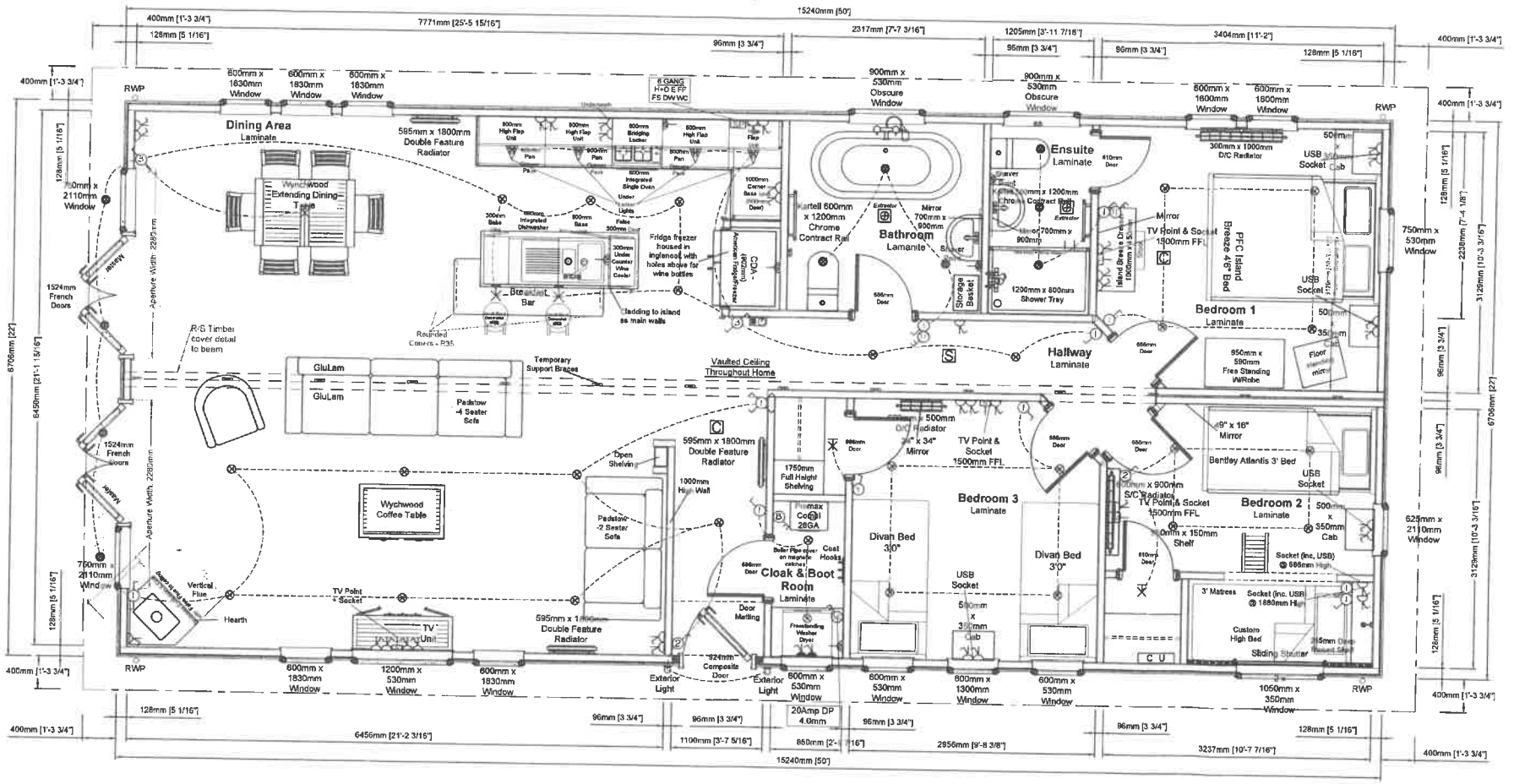
The following measures are to be taken in an attempt to satisfy this condition as suggested in the Communities and Local Government document "Improving the Flood Performance of New Buildings" – May 2007.

- Any flood waters to be diverted around the building, where possible, to where the gardens are lower.
- Ground floors to be constructed with ground bearing type concrete slab (at least 100mm thick) on well consolidated hard-core, the DPM is to be sealed with the DPC, the insulation is to be Celotex, or similar approved, closed cell type and be positioned over the ground floor bearing slab with sand and cement render topping.
- All sub-structure walling to be constructed from red engineering bricks, up to DPC level, the remainder of the external facing bricks up to 300mm above DPC to be either red engineering or pressed, not handmade bricks. The cavity insulation up to 300mm above DPC is to be partial fill Celotex, or similar closed cell type insulation secured to the internal wall.
- Avoid the use of plasterboard and gypsum plaster to lower part of internal walls and use water resistant lime and cement render or painted blockwork.
- All external doors to be of a good quality not susceptible to moisture and have good seals for water tightness.
- Treated and sealed timber or UPVC skirting's and architraves.
- Ensure all kitchen areas, particularly behind units, to be sealed to prevent passage of water.
- Arrange for all service circuits to be routed at a first floor level if practical and sockets, boilers and cookers to be a minimum 300mm above floor level.
- Occupants of the property to register with the Environment Agency automated early warning system of potential floor events.

LOG CABIN – PRESTIGE PARK & LEISURE HOMES



This home is designed in accordance with BS3632



LEGEND			
Single Socket		Smoke Alarm	
Double Socket		Carbon Mono. Detector	
Thermostat		Consumer Unit	
TV / HDMI / Phone Point		Pendant Light	
Fused Spur		Globe Light	
Single Gang Light Switch		Spotlight	
Double Gang Light Switch		Under Locker Light	
Ceiling Extractor		External Tap	

NOTES:

- LOW-E Foil Wrap Insulation

Please note that plan and elevations are a guide and should be used for illustrative purposes only. The external dimensions of the unit are subject to variation, dependant upon the exterior finish specified.

SALES ISSUE

A further drawing will be sent to the customer when adapted for Production Issue

Rev	Date	By	Description

Date:	??/??/??
Scale:	Relative
Drawn:	??
Quote:	QN ?????
Dwg No:	????
Serial No:	?? ?? ????

Casa di Lusso - 3 Bed, ES,
50' x 22' (15.24 x 6.70) Nominal

Customer - Park

Customers Signature;

Date;

PRESTIGE Park & Leisure Homes
Shipton Way, Express Business Park, Rushden, Northants NN10 6GL
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