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Proposed Live-Work development on land adjacent to Homeland, Eaugate Road, Whaplode Drove, PE12 0SP

Client : Mr S. Jeffs **Date July 2017** **Project No JDA/2013/195**

Document Title : Planning Statement

Background
The applicant (Mr Stewart Jeffs) is a specialist breeder/trainer of gun dogs and also offers training for dogs and their owners. Additionally, Mr Jeffs works actively in the following 'rural pursuits' ;

- Mr Jeffs is a qualified Deer Stalker and is further qualified in Deer Management
- He is a Member of the British Association of Shooting and Conservation

- Mr Jeffs is listed on the active BASIS register - the professional register of Practitioners Providing professional Pesticide and Plant Nutritional Advice in Amenity, Forestry, Agriculture and commercial Horticulture.

He is wishing to develop a sustainable and low carbon 'Live-Work' property on land alongside Homeland, Eugate Road, Whaplode Drove in order to further develop the rural pursuits business from a 'low carbon' platform and a purpose built premises.
The breeding of gundogs and the associated training of such dogs (and their owners) requires the owner/operator of said enterprise to be 'on-site' at all times - not just for typical operational requirements, but also for security - purposely bred and trained gun dogs are extremely valuable. The use of gun dogs is very much a rural activity/pursuit and it is important therefore that the business is located with immediate access to the countryside. Whilst the specialised training of gun dogs is such that levels of unsociable barking is unlikely to cause nusiance, it is clearly sensible to locate such enterprises outside of intensely built up residential areas.

Sustainability issues :
It is considered that the proposal accords with the NPPF and the SHDC Local Plan in relation to 'sustainability' matters - the following section articulates this premise and would apply to this specific location for any conventional form of 'live –work' development - not just Mr Jeff's particular enterprise.

Living Working Countryside - Extracts from the ***Matthew Taylor Report 2008*** *(applicant commentary in red)*

Together, smaller villages and hamlets outside the market towns and particularly in comparison to urban areas, face a consistent set of pressures affecting their sustainability:

- *restrictive planning practice*
- *lower local wages and unfulfilled economic potential, and*
- *a strong trend for in-migration – which have led to very high house prices, unaffordable in relation to local wages.*

These pressures undermine the opportunities for rural communities to be economically vibrant, environmentally sustainable, socially mixed and inclusive. Local employment opportunities are limited, particularly in more highly skilled and higher paid work.

As a result, increasingly those working locally can no longer afford to live in these communities, and those living there have limited opportunities to work locally. This situation is undesirable from a perspective of fairness and social equity, but also runs contrary to the aims of creating and maintaining sustainable communities. In time, such communities will become increasingly unsustainable in every sense.

In summary, dormitory and retired communities with few local services or employment opportunities cannot provide a sustainable future for the countryside. Beyond the borders of these communities, their unfulfilled economic potential will also hold back the national economy as a whole.

Average incomes in rural areas, when measured according to where people live rather than where they work, are distorted by the effects of the people who commute to urban centres for work and a relatively wealthy retired population. This masks well the below average wage of those actually working in rural areas. Recent research has shown that 28 per cent of jobs in the most rural areas are low paid, compared to 22 per cent nationally and 18 per cent in the most urban areas.11

Travel to work patterns
People working in rural areas are sometimes presumed to have a disproportionately negative impact on the environment. The argument goes that more people use their cars to get around and travel longer distances,

thereby making a relatively large contribution to climate change. This assumption can contribute to planning practice that limits development in rural areas on environmental grounds.
However, there is no robust evidence to suggest that there is any systematic difference between the contributions to global warming of rural and urban areas. For example, a look at the travel to work patterns across rural and urban communities shows that they are very similar, contrary to arguments sometimes used against economic development in rural areas.
The key difference in travel to work patterns is actually that rural residents are more likely to commute under 1 kilometre (35.8 per cent rural compared to 21.5 per cent urban working residents), while the most common commute for urban residents was between 1 and 5 kilometres. The proportions commuting longer distances were similar for both rural and urban residents (see Table 1.1) In this case, the use of the car for transportation will be marginal given the nature of the business and the owner/operator proximity.

Table 1.1: Distance Travelled to Work

	% of rural residents who work	% of urban residents who work
Less than 1km	35.8	21.5
1 to 5km	17.3	31.7
5 to 10km	17.1	18.8
10 to 20km	17	15.3
20 to 40km	8.4	7.8
Over 40km	4.5	4.9
Total	**100**	**100**

Further, rural and urban residents are almost equally as likely to drive to work (60.5 and 54.8 per cent respectively), and whilst rural residents are less likely to use public transport, they are twice as likely to work from home (see Table 1.2).

Table 1.2: Method of Travel to Work

	% of rural residents who work	% of urban residents who work
Car driver	60.5	54.8
Car passenger	6.2	6
Work from home	16.7	7.5
Walk	8.7	9.5
Bicycle	2.7	2.8
Train/Underground	0.7	8.7
Bus	2.6	8.8
Other	1.8	1.9
Total	**100**	**100**
Source: Table 1.1 and 1.2, Office for National Statistics, 2001 Census		

These figures highlight that rural areas are no more unsustainable on the grounds of the environmental impacts of commuting to work than urban areas. The modes of travel and distance travelled are similar. Indeed although the distances are similar, rural journey times may be quicker (and therefore less polluting) due to less incidence of congestion compared to urban journeys.

Simply ruling out whole categories of villages as unsustainable, as too many local plans currently do, ignores the potential for enhancing the sustainability of many smaller rural communities, and the real needs of those who live and work there. *We consider the proposal to be highly sustainable.*

Barriers faced by rural businesses include a lack of appropriate premises, extremely limited scope for expanding or modernising existing premises, and sometimes inflexibility within the planning system towards growth. There is also a misperception of what is and what is not 'sustainable'. *In this case, there is a definite lack of appropriate alternative premises in the requisite rural setting and that are low carbon.*

Particular attention is given to home-based work, since this is a highly significant (and growing) factor in rural economies, with approximately one in five people in rural communities working from home, and offers the potential for highly sustainable business models. Yet home-based work, which can range from childcare to consultancy, hairdressing to architecture to web design, is often unidentified, undervalued, and under-supported by the planning system and by business support providers. This lack of recognition and support can sustain long term damage in local economies. A growing variety of business studies indicate that many firms started at home prefer to stay in the same area when they expand, and so lack of such opportunities can obstruct growth. *The applicant wishes to expand the business and the proposed development is an important part of the growth strategy. A key element of the business is the ability to promote low carbon/green credentials.*

Contrary to an often outdated and perhaps romanticised view of the countryside, the economies of rural and urban England are much more alike than many people might imagine.

Very few economies in rural England are still driven by agriculture – and it now accounts for less than five per cent of the rural workforce. When the modern planning system was set up following the Second World War, agriculture employed far greater numbers of people in rural areas and there was a much stronger imperative to subsidise and support the industry to aid its modernisation and development.

The business mix in rural areas is now very similar to urban areas. As shown in Table 4.1, in both rural and urban areas, people are most likely to be employed in retail, manufacturing, or the service sector (public administration, education, health and other social services).

Table 4.1: Employment by Industry Type and Occupation, England[1]		
	% Rural Workforce	% Urban Workforce
Agriculture, Hunting and Forestry	4.5	0.7
Fishing	0.1	0.0
Mining and Quarrying	0.4	0.2
Manufacturing	14.6	14.9
Electricity, Gas and Water Supply	0.7	0.7
Construction	7.5	6.6
Wholesale and Retail trade, Repair of Motor Vehicles	15.8	17.1
Hotels and Restaurants	4.9	4.7
Transport, Storage and Communications	5.9	7.4
Financial Intermediation	3.6	5.1
Real Estate, Renting and Business Activities	12.4	13.4
Public Administration and Defence, Social Security	6.2	5.5
Education	8.2	7.6
Health and Social Work	10.3	10.8
Other Community, Social & Personal Services	4.6	5.1
Other	0.3	0.1

Thanks to the opportunities brought about by new technology, particularly the spread of broadband, rural economies are increasingly able to overcome barriers associated with geographical distance and access to people, information and services (e.g. online banking) – and diversify into higher paid IT and knowledge based jobs. *In this case, further and better use of the internet will be used to market the business and promote the low carbon credentials that flow from this highly sustainable development.*

The ability to work and start a business from home attracts many people into enterprise. Home-based working is a growing phenomenon, particularly in rural areas. Nationally, the proportion of the workforce working mainly from home doubled between the last two censuses (1991 and 2001) to around one in ten. In all types of rural area, home-based work is significantly more common than in urban areas. Seventeen per cent of working rural residents work from home, and as shown in Table 4.2, in the most rural areas (Sparse Hamlets and Isolated Dwellings) this figure is 31 per cent, compared to as few as eight per cent of urban based residents.

Table 4.2: Home-Based Working, by Rural Definition 2001	
Rural Definition	**% works mainly at or from home**
Hamlet & Isolated Dwelling – Sparse	31
Hamlet & Isolated Dwelling – Less Sparse	20
Village – Sparse	20
Village – Less Sparse	15
Town & Fringe – Sparse	12
Town & Fringe – Less Sparse	10
Urban – Sparse	10
Urban – Less Sparse	8

Source: 2001 Census, Office for National Statistics

A study by the Chartered Management Institute predicts that by 2018 the majority of businesses will be based from home. Sixty five per cent of businesses expect working from home to be commonplace as a way to reduce the carbon footprint and 73 per cent suggest work-life balance will be the key to job choice. This trend is certainly most advanced in rural areas.

There is a popular misconception about economic activity in rural areas: a belief that it is based on traditional crafts and agriculture. The fact is very few economies in rural England are still driven by agriculture, which now accounts for less than five per cent of the rural workforce. The highest proportions work in the wholesale and retail trade or in manufacturing – 15.8 per cent and 14.6 per cent. This is very similar to the picture in urban areas where the respective figures are 17.1 per cent and 14.9 per cent. Rural economies are much more modern, diverse and dynamic than is often thought. Growth in the proportion of knowledge intensive business services between 1998 and 2005 increased by 46 per cent in rural areas compared to 21 per cent in urban areas. Rural economies are also characterised by a higher proportion of small and micro-businesses, self employment and home-based work. Just over one in six (17 per cent) rural working residents work from home – a figure that rises to 31 per cent in the most rural areas – compared to 8 per cent of urban based residents. The proposal represents a rural business that is both diverse and dynamic.

If we are to nurture these economies we need to move away from excessively restrictive and inflexible planning practices, to safeguard employment space and support small and home- based business growth.

This country's rural communities cannot stand still. Change is inevitable whether development takes place or not, and the choices we make today will shape tomorrow's character of the market towns, villages and hamlets that make up our countryside.

Outside the market towns the picture will be much more mixed. Some villages will grow substantially. Others risk seeing little or no development. These villages, "protected" from development, face becoming increasingly exclusive communities of the retired and of wealthy commuters travelling ever longer distances to work, losing their services like schools and shops, and with local jobs either lost, or serviced by people commuting in from larger towns.

Equally, it is clear that over-zealous or ill-thought through restriction of development in rural areas has already had unintended consequences in holding back rural economies and making rural homes increasingly unaffordable – consequences which make the countryside less, not more sustainable. We would contend that the proposal enhances the rural economy.

Scattered across the English countryside are 16,000 small towns, villages and hamlets. These smaller rural communities – settlements with populations of fewer than 3,000 – are home to 55 per cent of all rural

residents, some 6.4 million people. It is in these small communities that the challenges of unaffordable homes, low wages and declining services are at their greatest.

Restrictive planning practices are contributing to many of these villages and hamlets becoming increasingly unsustainable communities, unaffordable for those who work there, losing jobs and services. While the country plans for major housing growth over the next decade, in practice these smaller villages are often excluded from local strategies designed to meet even local housing need.

Summary (from Taylor Report 2008)
Planning must not determine the future development of rural communities against a narrow tick-box approach to sustainable development, assessing communities as they are now and not what they could be. In too many places this approach writes off rural communities in a 'sustainability trap' where development can only occur in places already considered to be in narrow terms 'sustainable'. The question planners must address is "how will development add to or diminish the sustainability of this community?" taking a better balance of social, economic, and environmental factors together to form a long term vision for all scales of communities. A mix of housing and employment opportunities are essential for the sustainability of rural communities.

Live-Work advantages in a rural setting

- *Reduced reliance on commuting*
- *Sustainable use of property – less land and materials used, lower fuel emissions and energy use*
- *Retention of wealth creators, boosting spending power in the district*
- *Maintained and enhanced sustainability of other rural businesses servicing the live/work businesses (e.g. local shops and other facilities)*
- *Contribution to the diversification of the rural economy*
- *Improved neighbourhood security through continual occupation.*
- *Creating a 'daytime economy' (daytime work use of property)*

<u>End of references to the Taylor Report</u>

The Need for the Development

Need for new dwellings in the countryside is driven by many factors; one of the few circumstances in which residential development may be justified is when accommodation is required to enable agricultural, forestry and other rural based enterprise full-time workers to live at, or in the immediate vicinity of, their place of work
The National Planning Policy Framework (NPPF) make clear that new houses in the countryside require special justification for planning permission to be granted.

In general, circumstances in which residential development may be justified are:
· Rural Enterprise: Accommodation is required to enable agricultural, forestry and other rural based enterprise full-time workers to live at, or in the immediate vicinity of, their place of work, or
· Heritage: The development would represent the best viable use or secure the future of a heritage asset, or
· Outstanding Design: The development is of truly outstanding design, architecture, sustainable construction methods etc.

It will often be as convenient and more sustainable for such workers to live in the main urban area or in nearby villages or in suitable existing dwellings, so avoiding new and potentially intrusive and unsustainable development in the countryside.

However, there will be some cases where the nature and demands of the work concerned make it essential for one or more people engaged in the enterprise to live at, or very close to, the site of their work. Whether this is essential in any particular case will depend on the needs of the enterprise concerned and not on the personal preferences or circumstances of any of the individuals involved.

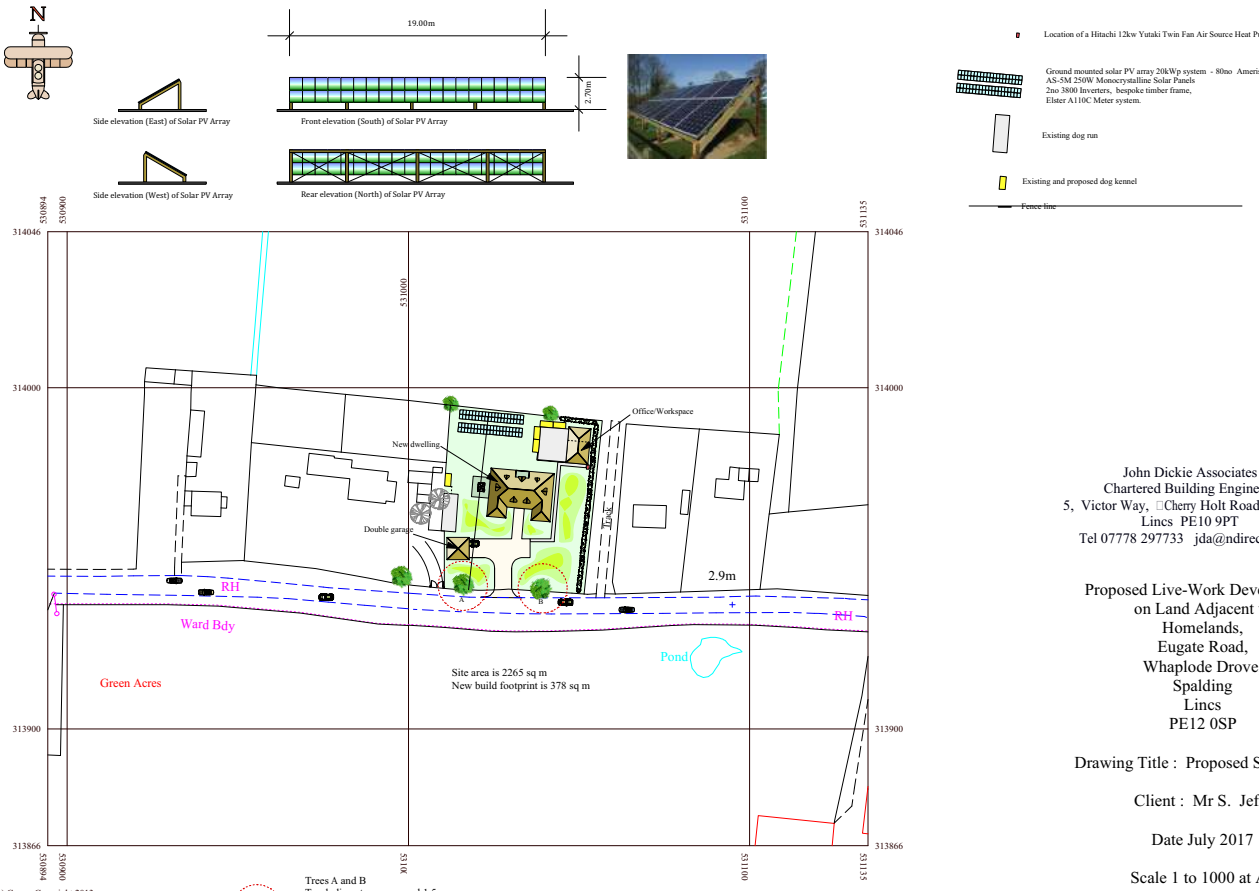
Whilst in many cases, it will be important to establish whether the stated intentions to engage in farming, forestry or any other rural-based enterprise, are genuinely financially viable, we consider this particular location to be appropriate for a typical 'live-work' development - in other words we are not intending to present a dedicated financial or functional case for Follybreeze Gundogs in relation to this application as it is considered appropriate in relation to sustainability, locational and visual impact issues - additionally, we contend that the Council does not have a deliverable five year supply of housing.

Criteria checklist :

Is it essential for full time workers to protect stock or business infrastructure from theft and/or vandalism day and night?	Yes
Has the enterprise been established for three or more years?	Yes
Has the enterprise been profitable for at least one of the three years it has been established?	Yes
Is there a clear prospect of the enterprise remaining economically viable in the long term?	Yes
Are there any other suitable dwellings nearby which can meet the housing need?	No
Is the size of the dwelling proportionate to the functional requirements of the rural enterprise?	Yes
Is the market value of the dwelling proportionate to the current and/or future income generated through the rural enterprise?	Yes
Is the dwelling sited so as to meet the identified functional need and does it relate well to existing buildings and/or other dwellings?	Yes
Are the proposals in accordance with all relevant policies in the Local Plan and NPPF?	Yes

In order for the applicant's long standing business to continue, the development of a dwelling 'linked' to the commercial activity is crucial.

The fact that this is a demonstrably sustainable development combined with the clear 'need' for the dwelling for operational and security reasons presents, in our view, a compelling case for the proposal to be supported by the Local Planning Authority.



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Proposed Live-Work Development
on Land Adjacent to
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Whaplode Drove,
Spalding
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PE12 0SP

Drawing Title : Proposed Site Layout

Client : Mr S. Jeffs

Date July 2017

Scale 1 to 1000 at A3

Drawing No JDA/2013/175.SITE.001



PROPOSED NORTH ELEVATION



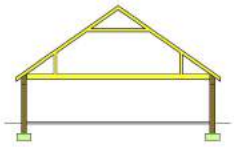
PROPOSED WEST ELEVATION



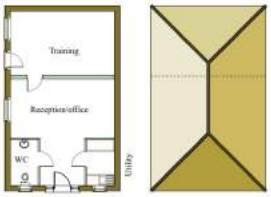
PROPOSED EAST ELEVATION



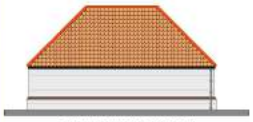
PROPOSED SOUTH ELEVATION



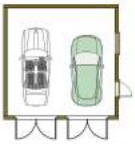
PROPOSED MAIN SECTION



WORKSPACE DETAILS



PROPOSED WORKSPACE BUILDING EAST



PROPOSED GARAGE FLOOR LAYOUT



PROPOSED GARAGE ROOF LAYOUT



PROPOSED GARAGE EAST ELEVATION



PROPOSED GARAGE WEST ELEVATION



PROPOSED GARAGE NORTH ELEVATION



PROPOSED GARAGE SOUTH ELEVATION



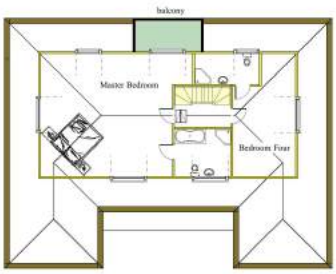
PROPOSED WORKSPACE BUILDING SOUTH



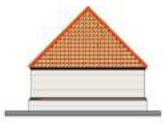
PROPOSED WORKSPACE BUILDING WEST



PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT



PROPOSED WORKSPACE BUILDING NORTH



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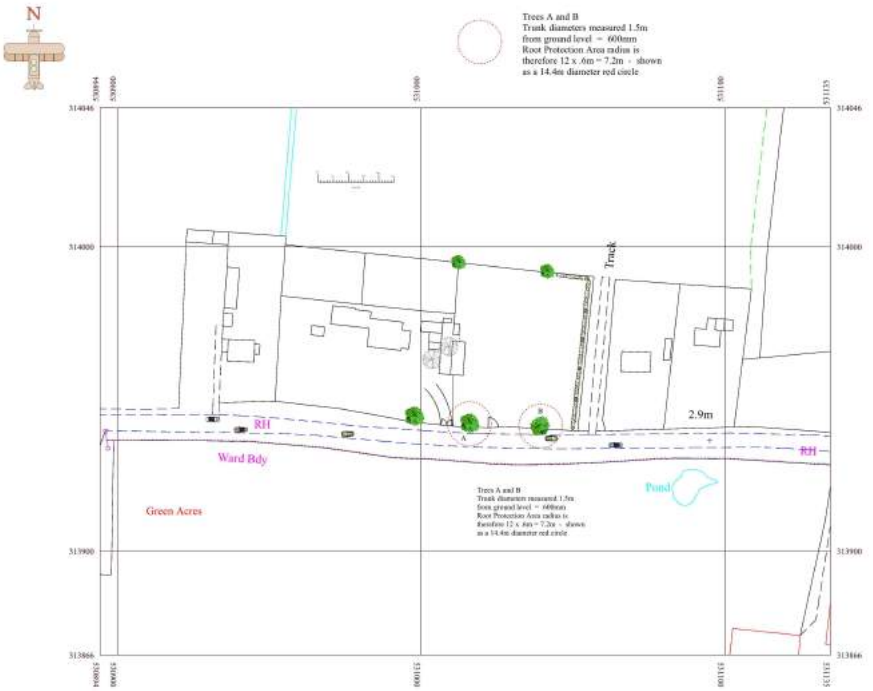
Drawing Title : Proposed Dwelling. Garage and Workspace

Client : Follybreeze Gundogs

Date October 2013

Scale 1 to 200 at A3

Drawing No JDA/2013/175.BLD.001



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Proposed Live-Work Development
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PE12 0SP

Drawing Title : Proposed Site Survey

Client : Follybreeze Gundogs

Date October 2013

Scale 1 to 1000 at A3

Drawing No JDA/2013/175.SUR.001

Local Planning Policies

2017 Update on the SHDC Adopted Policies and their Five Year Supply of Deliverable Housing Land :

On 5th July 2011 the South East Lincolnshire Joint Strategic Planning Committee Order 2011 came into force (2011 No.1455). This Order establishes a Joint Strategic Planning Committee (Joint Committee) for the areas of the districts of Boston and South Holland (known collectively as South East Lincolnshire). The constituent authorities are Lincolnshire County Council, Boston Borough Council and South Holland District Council.

The Development Plan

South Holland District Local Plan, July 2006

The South Holland Local Plan 2006 was formally adopted on 18 July 2006. Following a direction from the Government Office for the East Midlands under paragraph 1(3) of Schedule 18 to the Planning and Compulsory Purchase Act 2004, as of 18 July 2009 only certain Local Plan policies have been extended and continue to form part of the development plan. In the context of those saved policies referred to below, it is considered that the Local Plan was adopted in general accordance with the Planning and Compulsory Purchase Act 2004 (albeit under the transitional arrangements). Those policies referred to below are considered to accord with the thrust of guidance set out in the National Planning Policy Framework, and in the context of paragraph 215 of the NPPF should therefore continue to be given substantial weight in the decision making process.

Policy SG1 - General Sustainable Development
Policy SG2 - Distribution of Development
Policy SG3 - Settlement Hierarchy
Policy SG4 - Development in the Countryside
Policy SG11 - Sustainable Urban Drainage Systems (SUDS)
Policy SG14 - Design and Layout of New Development
Policy SG15 - New Development: Facilities For Road Users, Pedestrians And Cyclists Policy SG16 - Parking Standards in New Development
Policy SG17 - Protection of Residential Amenity
Policy SG18 - Landscaping of New Development
Policy HS6 - New Housing in the Group Centres (Non-Allocated Sites)
Policy HS7 - New Housing in Open Countryside including Other Rural Settlements

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

National Guidance

National Planning Policy Framework (NPPF), March 2012
Paragraph 14 - The presumption in favour of sustainable development Paragraph 17 - Core planning principles
Section 4 - Promoting Sustainable Transport
Section 6 - Delivery a wide choice of high quality homes
Section 7 - Requiring good design
Section 8 - Promoting healthy communities
Section 10 - Meeting the challenge of climate change, flooding and coastal change
Planning Practice Guidance (PPG), 2014

MATERIAL CONSIDERATIONS

The key material issues for considerations in this application are: - Policy;
- Flood risk and drainage;
- Highway safety;

- The appearance and character of the development and likely impact upon residential amenity of nearby residents.

Policy

The site is located outside of the defined settlement limits of Whaplode Drove as outlined in the South Holland Local Plan, 2006. In this instance, the relevant policy context is Policy HS7 - New Housing in Open Countryside including Other Rural Settlements. HS7 states that new housing development will only be permitted where:

1) it is proven to be essential to meet the needs of agricultural, forestry or other workers and complies with Policy HS12; or

2) the proposal is for small scale, rural exception affordable housing that complies with Policy HS9.

Policy HS9 - Rural Exception states that on rural sites not identified for development in the Local Plan, affordable housing to meet local needs may be exceptionally permitted. However, due to the size of the proposed development and the likely number of dwellings presented, the applicant will not be required to enter into formal agreements for affordable housing contribution.

The proposal does not comply with Policy HS7. Furthermore, Policies SG2, SG3 and SG4 emphasises the importance of adopting a sequential approach which gives priority to the use of previously developed land and buildings within defined settlement limits, then to greenfield land within defined settlement limits and finally to land adjacent to defined settlement limits. With West Pinchbeck classed as 'other' rural settlement, only a very limited amount of new development will be permitted and only in exceptional circumstances to meet demonstrated local needs and where the location of the development is well related to the built up area of the settlement.

It is felt that the pattern and density of the proposal is well related to the current development along Eugate Road . The development proposal, is not considered to result in an unacceptable impact upon the landscape character of an area, either individually or cumulatively .

At the heart of the National Policy Framework (NPPF), is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking. Paragraph 49 of the NPPF states that "housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites". In that circumstance, Paragraph 14 of the NPPF is quite clear that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies outlined in the NPPF as a whole; or specific policies in the NPPF indicate that development should be restricted.

The Council cannot currently demonstrate a 5-year supply of deliverable sites as per the provisions of NPPF. In the context of the objectively assessed need identified in the Council's Strategic Housing Market Area Assessment (SHMA), and including a 20% buffer by virtue of a persistent under delivery of housing, the Council can only currently demonstrate a 3.3 year supply of deliverable sites (as of 31/12/16). As per the provisions of Paragraph 49 of the NPPF, the Council's Local Plan polices relevant to the supply of housing are considered out-of-date and the presumption in favour of sustainable development applies.

The site is within relatively close proximity to Whaplode Drove and we would contend therefore that there is not considered to be a policy objection to the development in principle and on the matter of sustainability when assessed against Policy SG1 of the Local Plan 2006. Much of the site at the moment requires extensive management and maintenance. By reusing part of it for an alternative but sustainable use and preserving/conserving the remainder as a natural habitat as illustrated by the proposal, it will encourage the reuse of redundant land together with creating an opportunity to improve the quality and function of the adjacent natural asset. As such, as per the provisions of the NPPF, we strongly suggest

that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies outlined in the NPPF as a whole; or specific policies in the NPPF indicate that development should be restricted.
The principle of residential development in policy terms is, in our view, acceptable. The new dwelling proposed is not considered to be excessive or of a nature that would cause significant detrimental harm to the amenity of the area. We consider that residential development in this location would significantly and demonstrably outweigh any dis-benefits of housing development, in this particular location, as per the provisions of the NPPF.

Conclusion
Whilst the development does not wholly comply with local plan policy the lack of a 5 year housing land supply means that the guidance within the NPPF takes precedence and the development is considered to be sustainable in nature and to comply with NPPF guidance and will help deliver much needed housing.



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Appendix A
Environment Agency Flood Map

