

## Moorhouse Farm, Lowick – Holiday Lodges

### **Design and Access Statement for:**

Proposed Holiday Lodges at Moorhouse Farm, Lowick.

### **On Behalf of:**

Mr Lars & Mrs Susie Nielsen

### **Report Date:**

7<sup>th</sup> May 2021

## **1. Introduction**

### **1.1 Applicant Details:**

Mr and Mrs Nielsen of Moorhouse Farm, Lowick, Berwick upon Tweed.TD15 2UQ

### **1.2 Purpose of Statement:**

We have prepared the following document in order to support our Planning Application after submitting a Pre-Planning Application 21/00055/PREAPP for the construction of two timber clad holiday lodges, providing high quality, energy efficient, sustainable holiday accommodation.

### **1.3 Basis of Statement:**

This document has been produced to accompany our planning application, in order to explain the proposed development in further detail.

This document is to be viewed together with the following documents, Location Plan, Site Plan, Proposed Elevation Drawings, Floor Plan Drawings and Foul Drainage Assessment (FDA)

### **1.4 The Location:**

Our organic farm is located to the south of Lowick Village (1mile) with village shop and two pubs. The town of Wooler nearby (8 miles) the gateway to the Glendale Valley. Berwick upon Tweed which provides a wider variety of amenities, together with East Coast mainline train station is approx. 13 miles to the north.

### **1.5 The Site:**

We have farmed Moorhouse Farm a mixed Cattle/Sheep and Arable organic unit for 18 years. The farm is 520 acres, of which approximately half is in arable rotation (wheat/beans/oats) 150 acres of permanent pasture and 100 acres of temporary grassland.

### **1.6 The Proposal:**

Our application is for full planning permission for two timber clad holiday lodges at Moorhouse Farm following our Pre-Planning Application 21/00055/PREAPP. We include all documents requested to support the application.

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Our proposal for two holiday lodges would allow us to create a new, none farming enterprise to support our family's core farming business.

As the Agricultural markets have changed over recent years, together with reducing farm subsidies we have looked to create an alternative income stream by way of this application. Following the exit from the EU we expect the agricultural sector to be negatively affected due to uncertainty in the markets and with potential new trade agreements which could lead to a drop in farm gate prices. Reducing subsidies will again have a long-term negative impact on farm incomes.

We propose to provide two high quality energy efficient, sustainable 3 bedroom (1 ground floor access) timber clad holiday lodges which sit well in the agricultural setting. New field hedges will be planted incorporating native trees. The proposed access to the holiday lodges will be via an existing field gateway ensure no loss in tree and hedgerows habitat.

We believe demand for high quality, energy efficient holiday accommodation in rural Northumberland will remain strong following on from the Covid 19 pandemic.

## 2. The Design

### 2.1 Use:

Our proposal is for the creation of two timber clad holiday lodges.

### 2.2 Internal Layout:

The proposed elevation and floor plan drawings are attached and can be summarised below.

The timber clad holiday lodges footprint will measure 12m x 6.5m and be 1.5 storey high. The internal accommodation will include 3 bedrooms, one of which will be on the ground floor with ensuite with the further two at first floor with shared bathroom. The Kitchen/diner/living room will be open plan. The porch will incorporate a plant room to house solar energy and ground source heat pump equipment.

### 2.3 External Landscaping:

In consultation with our Ecologist we propose to plant new hedgerows as indicated on our site plan incorporating native trees (Crab apple, Hazel, Silver Birch, Spindle, Bird Cherry and Rowan) together with filling gaps in existing hedges. The existing grass field will also be reseeded to create a wildflower meadow. The lodges will have

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planters filled with flower and nectar producing plants to encourage yet more wildlife onto the site.

Driveway and parking areas are to be constructed in granular material with stabilising mat to walkway areas.

We propose to add minimal low level and downward pointing external lighting for safety only.

Our design also includes bat and bird boxes on each unit.

### 2.4 Materials

Roof – Insulated metal cladding

External walls – timber clad (larch)

Windows – Timber grain Upvc double glazed units (grey)

Doors – Timber grain Upvc double glazed units (grey)

### 2.5 Drainage

The foul drainage for both units will be to a BB bio disk treatment plant, details can be found in the FDA

### 2.6 Renewable Energy - Heating and Lighting

We propose to fit each holiday lodge with solar panels to run LED lights and hot water within each unit. Together with a ground source heat pump to run the underfloor heating to ground floor and radiators to first floor.

## 3. Access

### 3.1 Access to the site:

The site is easily accessed from the no through council owned road down to the farm from South Road, Lowick. As previously stated, the site will be accessed from an existing gateway without the need to remove any existing hedgerows or trees.

The site is approx. 1 mile from Lowick Village, 5 miles form Ford & Etal, 8 Miles from Wooler and 13 miles from Berwick upon Tweed.

All of the above centres offer local amenities, travel connections and popular tourist attractions.

## **4 Conclusion**

4.1 This Design and Access Statement is provided for the sole use of supporting our planning application.

The development will create a non-farming income stream, providing two high quality sustainable holiday lodges with ancillary parking and surrounding wildflower meadow.

It is considered that the site can accommodate the layout and scale of the proposed development, while incorporating a strong biodiversity gain. With the incorporated new hedge and native tree planting scheme together with low impact granular hardstanding. With all this being said we believe the proposal will be in keeping with the rural/agricultural landscape avoiding any perceived urbanisation of the countryside.