

DESIGNQube

By Steven Brown

Architecture and Urban Design

1 New Cottages, Hallington, Louth, Lincs, LN11 9QX
Tel: 01507 610375 E-Mail: designqube@btconnect.com Web: www.designqube.co.uk



SUPPORTING STATEMENT

Client: Mr & Mrs Fairburn
Site Address: Eastfield Farm Cottage, Manby Road, Stewton
Proposal: Proposed Holiday Cottages

DesignQube by Steven Brown Ltd t/a DesignQube
Registered Company No. 6020767

DESIGNQube

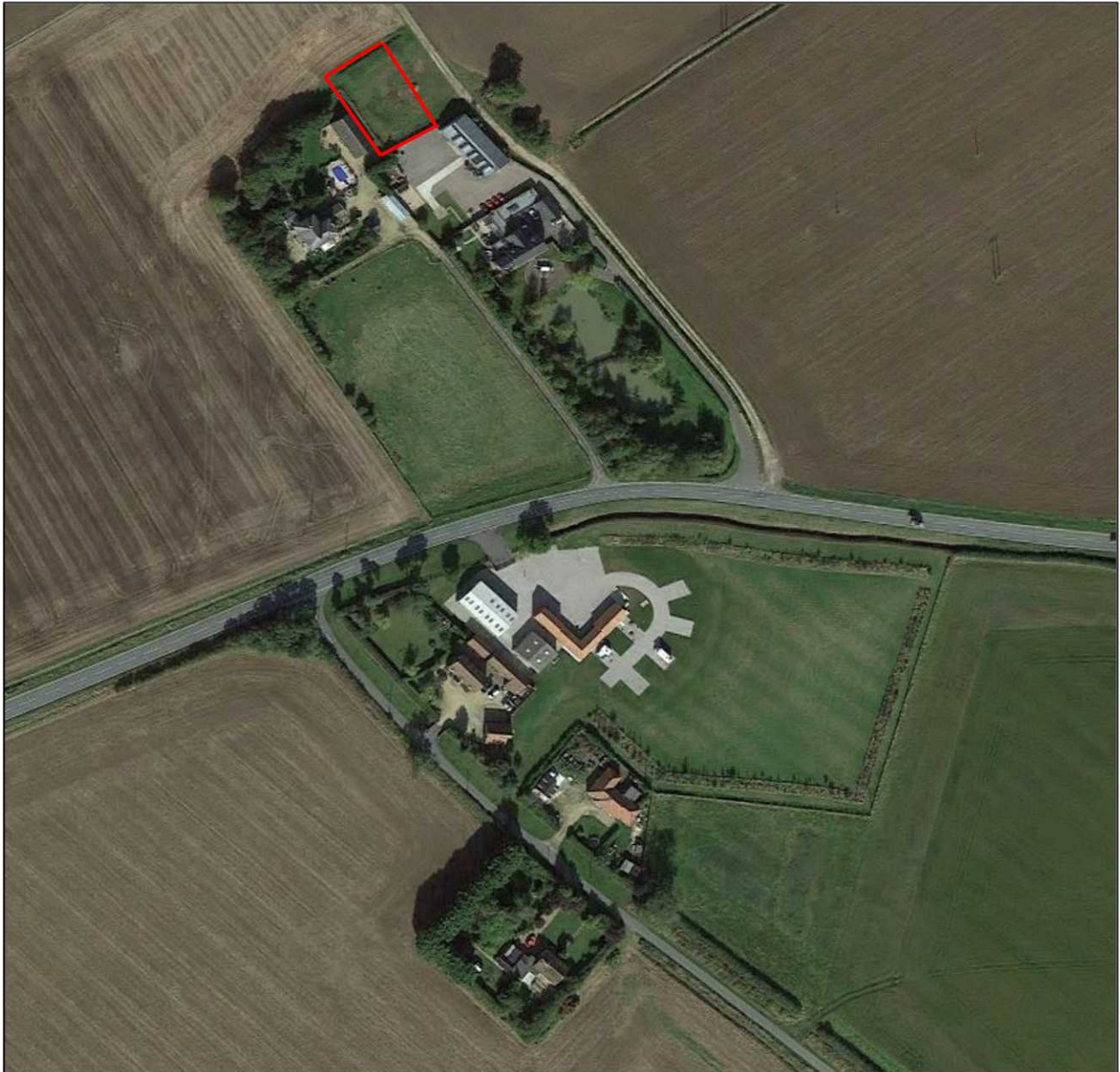
By Steven Brown

Architecture and Urban Design

1 New Cottages, Hallington, Louth, Lincs, LN11 9QX
Tel: 01507 610375 E-Mail: designqube@btconnect.com Web: www.designqube.co.uk

The Application Site

The application site, Eastfield Farm Cottage, is located alongside the Manby Road on the edge of the Legbourne / Stewton parish boundaries. The Manby road is a main through road linking the town of Louth and the main villages of Grimoldby and Manby and the coastal villages beyond.



DESIGNQube

By Steven Brown

Architecture and Urban Design

1 New Cottages, Hallington, Louth, Lincs, LN11 9QX
Tel: 01507 610375 E-Mail: designqube@btconnect.com Web: www.designqube.co.uk

The Site and Surrounding Area:

The site sits approximately 1500m from the villages of Grimoldby and Manby, approximately 6 miles away from the town of Louth and approximately 1900m from the village of Legbourne which sits alongside the edge of the rolling foothills of The Lincolnshire Wolds.

Just a few miles to the east sits the North Sea and its associated coastal tourism area comprising of a combination of villages and small towns which extend from North Somercotes and Saltfleet though to Mablethorpe, Sutton, Skegness and beyond.

On a local scale, as can be seen within the aerial photograph on the previous page, the site is effectively part of a small cluster of development within an area classified as open countryside.

The area has a multitude of uses comprising of:

Residential:

5 No dwelling houses sit within close proximity to the site with 1 No. large dwelling house on the application site, a further large dwelling house to the west of the application site and 3 No. bungalows (1 dormer) on the opposite side of the road / along Furze Lane.

Commercial:

The application site comprises a commercial building which along with part of the yard area is in part used for the storage of materials for the applicant's property development company. On the opposite side of the road is a range of buildings used as offices and warehousing for the neighbour's hygiene business.

Tourism:

3 No. holiday cottages (Fieldview Holiday Lets) are situated alongside the application site boundary under the ownership of Eastfield Farm to the west. To the south of the application site there is a recently extended touring caravan site comprising 18 No. hard standing pitches. There is also an existing holiday let within this site and an existent planning approval for 5 more additional holiday units.

Leisure:

A portal frame building adjacent to the application site has been converted to provide a busy and successful commercial gymnasium.

Agriculture:

Whilst there are no current farmsteads within the cluster the land surrounding the site is primarily used for farming and agriculture.

DESIGNQube

By Steven Brown

Architecture and Urban Design

1 New Cottages, Hallington, Louth, Lincs, LN11 9QX

Tel: 01507 610375 E-Mail: designqube@btconnect.com Web: www.designqube.co.uk

The Physical Site:

The site is accessed by a long driveway directly from the B1200 Manby Road. The access provides ample passing space at the junction and provides access to the applicants dwelling and continues to the rear of the property to serve the yard area and the gymnasium.



To the east of the yard area forming the eastern boundary is a large recently extended portal framed building which houses Inshape Gym, serves as storage for the applicants building company and provides a hangar for the applicants' helicopter with a landing pad to the northern elevation.



DESIGNQube

By Steven Brown

Architecture and Urban Design

1 New Cottages, Hallington, Louth, Lincs, LN11 9QX
Tel: 01507 610375 E-Mail: designqube@btconnect.com Web: www.designqube.co.uk

The northern boundary of the application site is open to the fields and the wider countryside beyond providing perfect views for the proposed holiday let use.



The western boundary is denoted by way of a 1m high Lincolnshire post and rail fence and framed by the existing holiday cottages known as Westfield Holiday lets. The block runs the length of this section of the boundary and comprises 3 No. holiday units.



DESIGNQube

By Steven Brown

Architecture and Urban Design

1 New Cottages, Hallington, Louth, Lincs, LN11 9QX
Tel: 01507 610375 E-Mail: designqube@btconnect.com Web: www.designqube.co.uk

Recent Site Planning History:

N/167/00966/13 - Approved

Planning Permission - Erection of 1 no. detached house with an attached swimming pool and a triple garage with an annex over to be used in connection with the replacement dwelling, on the site of a dwelling which has been demolished. Erection of boundary walls and fencing to a maximum height of 2.4 metre. Alterations to existing workshop building to provide solar panels and re-cladding and to include the siting of 2 no. caravans. Existing lighting columns on site to be removed.

N/167/00110/14 - Approved

Planning Permission - Change of use of existing building to provide commercial storage for applicants construction company.

N/167/01202/15 - Approved

Planning Permission - Change of use of existing builders yard and storage building to provide a private members gymnasium (works already started).

N/167/02480/16 - Approved

Planning Permission - Extensions and alterations to existing dwelling to provide a garden room, an enlarged utility and an enlarged first floor bedroom.

N/167/00562/20 - Approved

Planning Permission - Extension to existing storage building and fitness suite to provide an additional store to use under Class B8: Storage or distribution of the Town and Country Planning (Use Classes) Order 1987 as Amended.

DESIGNQube

By Steven Brown

Architecture and Urban Design

1 New Cottages, Hallington, Louth, Lincs, LN11 9QX
Tel: 01507 610375 E-Mail: designqube@btconnect.com Web: www.designqube.co.uk

The Proposal:

The adjacent holiday let venture has inspired the applicant's decision to seek to invest in their property by way of expanding the site into the tourism sector. The adjacent lets and indeed the local tourism centre that effectively surrounds their home has proved to be a popular amenity providing for a niche holiday market of those looking for something more than a holiday by the coast.

The existing commercial and tourism uses of the site and its surroundings dictate that it is well suited to such an expansion project and will reinforce the existing holiday centre currently provided by the surrounding sites through the existing holiday lets and caravan pitches.

It is proposed that through a well-considered scheme the site can readily accommodate the proposals without detrimentally impacting upon the site or its surroundings.

It is proposed to site 2 No. holiday cottages to the rear of the site overlooking the open fields beyond the site boundary. The two cottages will be positioned and designed so as not to detrimentally impact upon the neighbouring holiday lets to which they seek to compliment.

Historically the site of the proposed holiday cottages was once adorned by a large range of barns serving Eastfield Farm. This has influenced the proposed scheme which has been designed to depict a simple barn structure when viewed from the yard area.

To the rear the simple low eaves form gives way to a more modern approach with large glazed areas serving the habitable areas of each cottage encompassing the views of the open fields and the wolds beyond whilst providing light and airy internal spaces within.

The cottages have been designed to provide a 3-bedroom layout to the western cottage and a further 2 bedroom cottage to the eastern section. The simple form accommodates barn proportioned openings that serve as access to each of the units. The units have been designed to reduce the impact upon the neighbouring cottages in a suitable manner with no windows or openings proposed to the western most elevation.

The units will be accessed by way of the existing yard area. A dedicated private access and parking area will be provided to the rear of the units. This area will be screened from the yard by way of mixed species native hedge planting which will extend the length of the existing portal framed building softening its impact from the proposed development and improving the setting of the holiday lets.

A private outdoor space to the field side of each of the units will be provided ensuring that the occupants can enjoy a good level of amenity with a private patio area extending into an open garden enclosed by way of a Lincolnshire post and rail fence extending and maintaining the open feel to the open countryside beyond.

DESIGNQube

By Steven Brown

Architecture and Urban Design

1 New Cottages, Hallington, Louth, Lincs, LN11 9QX
Tel: 01507 610375 E-Mail: designqube@btconnect.com Web: www.designqube.co.uk

Planning Policies:

Strategic Policy 10 (SP10) – Design

The Council will support well-designed sustainable development, which maintains and enhances the character of the District's towns, villages and countryside by:-

- 1. Where possible supporting the use of brownfield land for development, unless it is of high environmental value, seeking to use areas of poorer quality agricultural land in preference to that of a higher quality.*
- 2. The use of high quality materials and where the layout, scale, massing, height and density reflect the character of the surrounding area.*
- 3. Ensuring it is easy for everyone to get around by incorporating safe and attractive roads, cycleways and footways that enable people of all abilities to access shops, jobs, schools and other community facilities.*
- 4. Providing on-site landscaping to integrate the development into its wider surroundings and make provision for open space.*
- 6. The design of new and altered buildings or areas will be supported where they adequately take into account the safety and security of the users of the facilities both during the day and at night and that of neighbouring residents.*
- 7. Development will be supported where it can demonstrate that its design incorporates sustainable features and/or renewables and that the development could be adapted in the future for other uses in that it is development that will become a high quality integrated part of the built environment over many generations.*
- 8. Supporting development that includes measures to recycle, re-use or reduce the demand for finite resources. New development should be designed to Building Regulation water consumption standard for water scarce areas, to not exceed 110 litres per day per person.*

The proposed development will use high quality materials to provide an attractive building that reflects both the historic and current setting in terms of layout. The scale, massing height and density of the proposals seek to reflect the proportions of a traditional barn and are very reminiscent of the barn structures associated with the site and the wider area in terms of historic building forms of the countryside as incorporated within modern additions to the neighbouring site over the road.

The proposed method of access and the degree of separation of the holiday lets from wider site will ensure that the site will be safe and accessible for all occupants of the holiday lets and visitors to the site. On site landscaping will ensure that the proposed development will integrate with its surroundings in a suitable manner with adequate provision made for amenity that assists in ensuring the buildings setting is maintained in the overall open feel of the surroundings.

As is always the case, the proposed scheme will proceed in accordance with all of the relevant parts of the approved documents of the Building Regulations including the standards for water consumption.

DESIGNQube

By Steven Brown

Architecture and Urban Design

1 New Cottages, Hallington, Louth, Lincs, LN11 9QX
Tel: 01507 610375 E-Mail: designqube@btconnect.com Web: www.designqube.co.uk

Strategic Policy 15 (SP15) – Widening the Inland Tourism and Leisure Economy – Parts 1 & 2

Serviced holiday accommodation (hotels and bed and breakfast premises and self-catering lets) have an important role in providing for visitors and the Council will support these. There may be opportunities for conversion of buildings in more rural locations in order to provide accommodation, particularly as part of farm diversification schemes. Proposals should be sensitive to the historic environment and where relevant, on sites where buildings are of historic significance, give due regard to both a building's historic setting and unique character. Proposals should not impact on protected species such as bats and owls. Holiday accommodation granted in locations where housing development would not normally be granted, or which is not suitable for winter habitation, will be subject to planning conditions to prevent its use as a place of permanent residence.

1. The Council will support quality tourism facilities and attractions where they:

- *Extend and diversify the tourism and leisure economy, and provide additional employment opportunities;*
- *Provide opportunities for the enjoyment of the District's wider countryside and historic towns and villages;*
- *Do not cause unacceptable harm to the landscape, biodiversity or heritage assets;*
- *Are of a scale and intensity compatible with their surroundings.*

The proposals seek to build upon the success of the established holiday setting that the immediate area currently enjoys. The proposed holiday lets would sit comfortably within their setting in terms of land use given the level of accommodation provided directly alongside the site in the form of both holiday lets and caravan pitches.

The provision of additional holiday lets will both extend and diversify the tourism and leisure economy within the immediate area with the benefits potentially extending to the visitor attractions and towns within the wider vicinity through the provision of a sought after inland short stay destination.

It is envisaged that there will be potential for employment opportunities through the requirement of a cleaner and gardener who will be required to maintain the holiday lets and the wider site.

The site is ideally positioned to provide opportunities for the enjoyment of the district and indeed the site's web pages will promote the local towns, villages, the Wolds and other places of interest in the same manner as the surrounding holiday businesses do.

Given the existing levels of well-considered and positioned landscaping throughout the site it is suggested that the proposals will not be to the detriment of the setting and would not cause unacceptable harm to the landscape. Additional areas of landscaping are proposed increasing the level of planting and adding to the landscape character throughout the site. Heritage assets would not be affected by the proposals.

DESIGNQube

By Steven Brown

Architecture and Urban Design

1 New Cottages, Hallington, Louth, Lincs, LN11 9QX
Tel: 01507 610375 E-Mail: designqube@btconnect.com Web: www.designqube.co.uk

Whilst they do sit slightly forward of the neighbouring holiday lets to assist on reducing their impact upon their setting and amenity, the proportionately scaled design of the cottages will assist in ensuring that they appear as a small range of farm buildings within what is effectively a farm setting with the proposed lets being assimilated into the back drop of the existing portal framed building and wider development of the site and its surroundings.

2. New build development for serviced holiday accommodation (hotels and bed and breakfast premises) should be located in or adjoining existing towns and large villages. Conversions or part conversions of existing buildings into serviced holiday accommodation will be supported, providing they are appropriate in scale and form to the proposed location: and in all cases the development:

- *Does not cause unacceptable impact to heritage assets or their setting;*
- *Do not cause unacceptable harm to protected or important species or habitats;*
- *Is capable of being integrated into its surroundings without unacceptable harm to the character, appearance and amenities of the area;*

The proposals will not impact upon heritage assets or their setting. The proposals will also not cause unacceptable harm to the protected or important species or habitats. For the reasons discussed within this document it has been demonstrated that the proposals can be integrated into their surroundings without unacceptable harm to the character, appearance and amenities of the area.

The site sits approximately 1.5km from the villages of Grimoldby and Manby and 2km from the village of Legbourne. The site is arguably within a reasonable walking distance of the services provided within each population centre. Whilst not classed as within or adjoining an existing town or large village the site could be classed as being in close proximity to both of these large (Manby) and medium (Legbourne) sized villages.

It is my understanding that the current review of the ELDC Core Strategy document is considering the wording of this policy as the general view seems to be that it is somewhat ill conceived with a preference for many visitors to the area to visit such holiday accommodation outside of the confines of a town or village boundary.

It would seem that the policy aim is to reduce the impact of the car in terms of both usage and pedestrian vehicular separation. In this instance safe access to the relevant settlements can be achieved and pedestrians and vehicles can be segregated in a suitable manner. There are 2 local population centres with links to the site which occupants of the lets may decide to visit to make use of the shops, public house and local amenities which are within walking and cycling distance.

DESIGNQube

By Steven Brown

Architecture and Urban Design

1 New Cottages, Hallington, Louth, Lincs, LN11 9QX
Tel: 01507 610375 E-Mail: designqube@btconnect.com Web: www.designqube.co.uk

Furze Lane to Legbourne:

Furze Lane is the type of country lane that ramblers and walkers are actively encouraged to walk. By their very nature they encourage the segregation of vehicles and pedestrians in a safe and effective manner.

The lane provides a tranquil walk to the village of Legbourne on a road that experiences a reasonably low frequency of vehicular movements travelling typically at low speeds given the narrow road surface. In addition to these key points concerning the nature of the route, the lane boasts wide and reasonably level verges which are effective in providing a safe pedestrian refuge along the entire length. The verges are arguably as effective a manner of separation as that provided by a surfaced footpath.

Stewton to Grimoldby Bridleway:

Should visitors to the site wish to visit Manby or Grimoldby and the local amenities that they have to offer then they can do so by way of the former railway line which is now a bridle path. A permissible farm track exists alongside the site which links to the bridleway which then provides an attractive and segregated walk to Grimoldby to the east or Stewton and Louth (by way of another single width lightly trafficked carriageway) to the west.

DESIGNQube

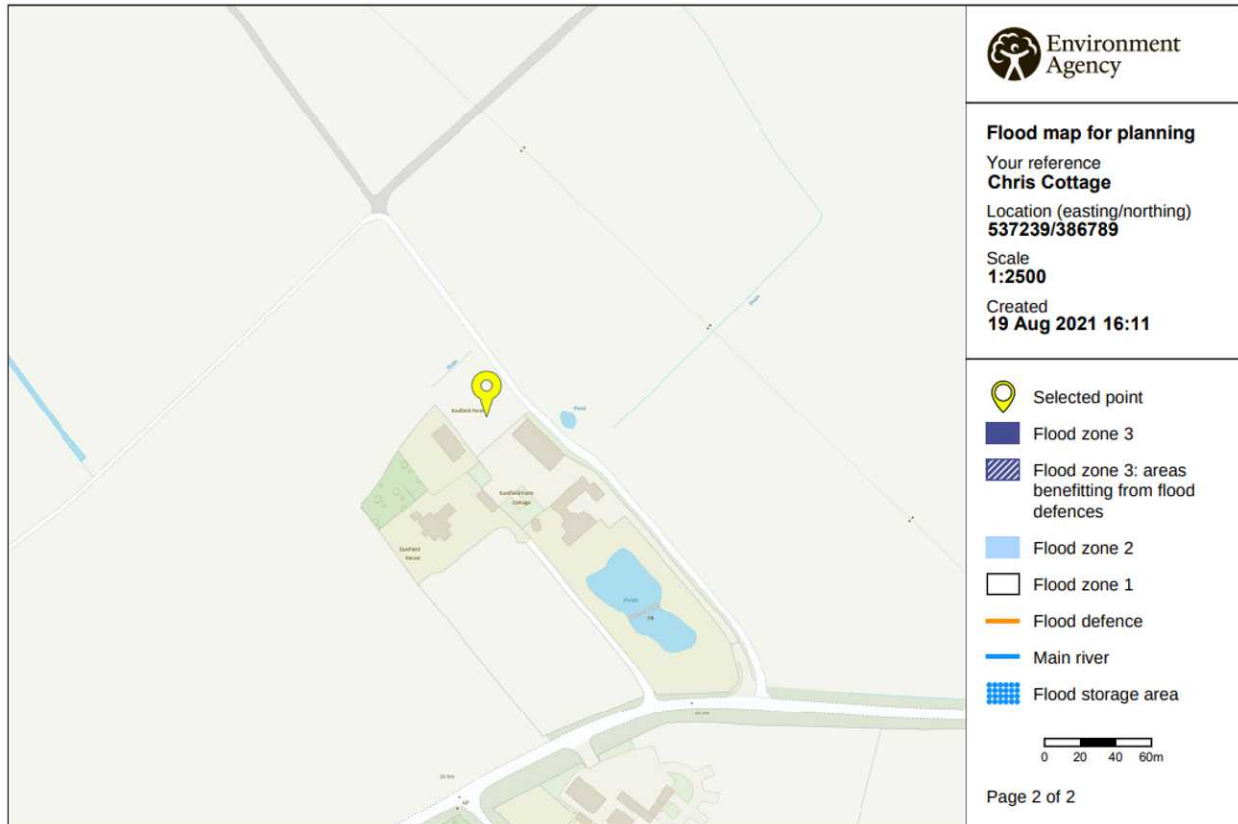
By Steven Brown

Architecture and Urban Design

1 New Cottages, Hallington, Louth, Lincs, LN11 9QX

Tel: 01507 610375 E-Mail: designqube@btconnect.com Web: www.designqube.co.uk

Flood Risk:



© Environment Agency copyright and / or database rights 2021. All rights reserved. © Crown Copyright and database right 2021. Ordnance Survey licence number 100024198.

As is evident above, the site is situated outside of the flood inundation zone. The site would be deemed as appropriate for non-seasonally restricted tourism provision when considered in terms of the risk of flooding to the site and as such, under current guidelines, should not require the preparation and submission of a site specific Flood Risk Assessment.