



PLANNING APPLICATION SUPPORTING STATEMENT

CLIENT: S J & S M SINGLEHURST
PROJECT: EXTENSION TO THE FARM SHOP AND CAFE
DATE: OCTOBER 2021
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1. INTRODUCTION AND REASON FOR THE APPLICATION

New Lodge Farm is a business owned by Simon and Sarah Singlehurst trading as S J & S M Singlehurst. The land occupied by the business extends to approximately 170 acres between Laxton and Bulwick. The traditional mixed farm has been in the Singlehurst family for nearly one hundred years.

New Lodge Farm has an award winning farm shop, butchery and eatery as well as an adult camping and caravan site.

The farm shop and café continues to be popular with visitors, during the summer there is an outside seating area for visitors to the café however in the winter months sitting outside is not appealing therefore the owners would like to extend the farm shop and café in order to provide a larger indoor area for customers to buy produce and to provide a larger seating area for the café.

2. SITE DETAILS

New Lodge Farm is located near to the A43 approximately 0.8 miles from Laxton and 0.6 miles from Bulwick. The farm shop and café are accessed via the existing access to New Lodge Farm from Laxton Road. The access is due to be improved under planning application NE/21/00149/FUL.

3. THE PROPOSED DEVELOPMENT

The proposed development is for an extension to the farm shop and café.

4. ENVIRONMENTAL IMPACTS

Biodiversity

The site location has been selected to limit the amount of biodiversity effected. The proposed extension is on an area consisting of hardcore and paving slabs. There would be a negligible impact on any flora or fauna caused by this development and no trees or shrubs are to be removed.

Landscape and Visual Impact

The proposed farm shop and café extension is to consist of bifold doors and windows that match the ones in the northeast elevation. Below the windows the walls will be clad with waney edge larch cladding to match the existing building.

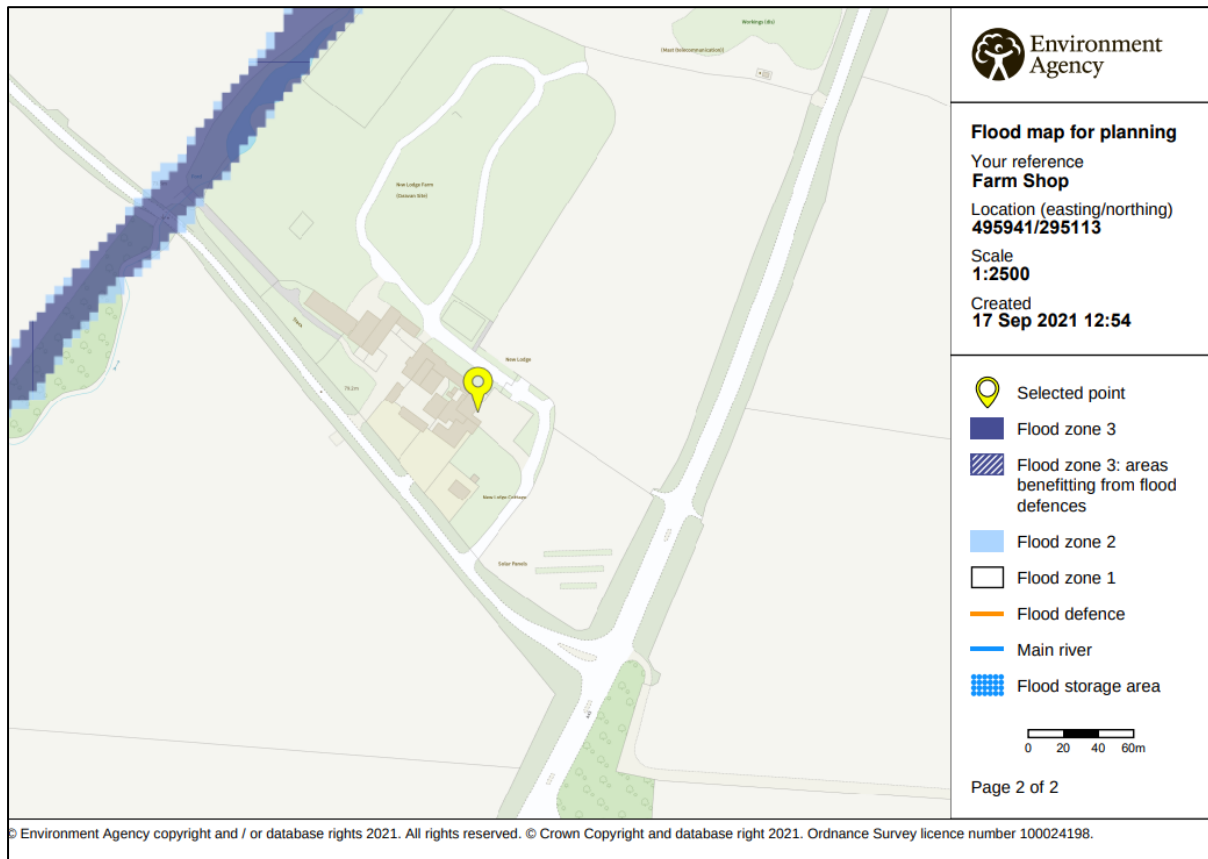
The extension has been designed to be in keeping with the existing building so it blends into the landscape. From outside the site the proposal will have minimal visual impact due to the mature landscaping along the boundaries.

Traffic

The extension of the farm shop and café will have minimum impact on the number of traffic movements onto the site as the visitors are coming to the site anyway.

Flood Risk

The extension to the farm shop and café is located in flood zone 1, an area with a low probability of flooding.



5. POLICY ASSESSMENT

The key policies relating to this development are set out below:

National Planning Policy Framework (NPPF)

Sustainable development is at the heart of the NPPF the government states that plans and decisions should apply a presumption in favour of sustainable development.

In Section 4 paragraph 38 it states that the local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

Section 6 paragraph 81 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

In paragraph 83 it states that planning policies and decisions should recognise and address the specific locational requirements of different sectors.

Under supporting a prosperous rural economy paragraph 84 it states that 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
- 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 85 further states that 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.

The NPPF supports businesses investing, expanding and adapting with emphasis being placed on the need to support economic growth. This application is for the extension of a farm shop and café which supports the existing business.

North Northamptonshire Joint Core Strategy (NNJCS)

Policy 1 states that when considering development proposals the local planning authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It further states that the council will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible.

Policy 3 states that development should be located and designed in a way that is sensitive to its landscape setting by retaining and where possible enhancing the distinctive qualities of the landscape character area which it would affect. It further states that development should conserve and where possible enhance the character and qualities of the local landscape through appropriate design and management.

Policy 11 states that development in the rural areas will be limited to that required to support a prosperous rural economy. It further states that rural diversification will be supported in accordance with policy 25.

Policy 25 rural economic development and diversification states that sustainable opportunities to develop and diversify the rural economy that are of an appropriate scale for their location and respect the environmental quality and character of the rural area will be supported. It further states that encouragement will be given towards:

- a) The development and diversification of agricultural and other land based businesses
- b) The provision and expansion of tourist and visitor facilities
- c) Commercial opportunities related to food, craft and ecotourism

- d) The enhancement of local supply networks, linking businesses and consumers, that support the shift to a low carbon economy and to support local rural producers and businesses

The farm shop is part of New Lodge Farm's diversification and the expansion of the farm shop and café allows the business to expand further therefore helping the rural economy to prosper.

Bulwick Neighbourhood Plan

There does not appear to be a Bulwick Neighbourhood Plan.

Assessment of the Proposal

The design and layout of the proposed development has been chosen in order to minimise its impact on the local environment whilst providing additional room for the farm shop and café. The extension to the farm shop and café will allow the existing business to expand and provide more indoor seating for visitors. It is therefore our opinion that the proposal is in line with the above-mentioned policies.

6. CONCLUSION

The proposed development allows the already successful farm shop and café to expand. The farm shop and café extension has been carefully designed to mitigate its' impact on the local environment. It has been designed to meet the necessary requirements for visitors to the farm shop and café and to meet the planning requirements set out in local and national policy and should therefore be consented.