

<b>APPLICATION NO</b>	<b>PA/2011/0278</b>
<b>APPLICANT</b>	Messrs T Ellerby & H Collins, Orchard Caravans (Norfolk) Ltd
<b>DEVELOPMENT</b>	Planning permission to change the use of land for the siting of 49 self-contained mobile leisure lodges
<b>LOCATION</b>	Field north of Redbourne Mere, Kirton-in-Lindsey
<b>PARISH</b>	<b>KIRTON-IN-LINDSEY</b>
<b>WARD</b>	Ridge
<b>SUMMARY RECOMMENDATION</b>	<b>Refuse permission</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Good Practice Guide (application by a member of the council – Councillor Ellerby)  Applicant request to address the committee  Significant public interest

## **POLICIES**

Planning Policy Statement (PPS) 1 – Delivering Sustainable Development promotes the value of good design in the planning system; states that good design is indivisible from good planning (paragraph 33); good design ensures attractive, usable, durable, and adaptable places and is a key element of achieving sustainable development; proposals should be of high quality, inclusive in terms of function and impact, not just for the short term but over the lifetime of the development; design which fails to take the opportunities available for improving the character and quality of an area should not be accepted (key principle iv, paragraph 13).

Planning Policy Statement 1 Supplement – Planning and Climate Change sets out how the planning system should contribute to reducing emissions and stabilising climate change and take into account the unavoidable consequences. Where proposals are inconsistent with the Key Planning Objectives set out in the PPS and where proposed development would prejudice renewable or low-carbon energy supplies or lead to increased vulnerability of existing or proposed development, consideration should be given as to how the proposal could be amended to make it acceptable or, where this is not practicable, to consider whether planning permission should be refused (paragraph 44).

**Planning Policy Statement 4 (Planning for Prosperous Economies)** sets out the Government's objectives to help achieve sustainable economic growth. The Government's objectives for planning are to:

- build prosperous communities by improving the economic performance of cities, towns, regions, sub-regions and local areas, both urban and rural;
- reduce the gap in economic growth rates between regions, promoting regeneration and tackling deprivation;

- deliver more sustainable patterns of development, reduce the need to travel, especially by car and respond to climate change;
- promote the vitality and viability of town and other centres as important places for communities. To do this, the Government wants:
  - new economic growth and development of main town centre uses to be focused in existing centres, with the aim of offering a wide range of services to communities in an attractive and safe environment and remedying deficiencies in provision in areas with poor access to facilities;
  - competition between retailers and enhanced consumer choice through the provision of innovative and efficient shopping, leisure, tourism and local services in town centres, which allow genuine choice to meet the needs of the entire community (particularly socially excluded groups);
  - the historic, archaeological and architectural heritage of centres to be conserved and, where appropriate, enhanced to provide a sense of place and a focus for the community and for civic activity;
- raise the quality of life and the environment in rural areas by promoting thriving, inclusive and locally distinctive rural communities whilst continuing to protect the open countryside for the benefit of all.

Policy EC7 of PPS4 supports the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres, carefully weighing the objective of providing adequate facilities or enhancing visitors' enjoyment or improving the *financial viability* of the facility with the need to protect landscapes and environmentally sensitive sites, and local planning authorities should:

- wherever possible, locate tourist and visitor facilities in existing or replacement buildings, particularly where they are located outside existing settlements. Facilities requiring new buildings in the countryside should, where possible, be provided in, or close to, service centres or villages but may be justified in other locations where the required facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available for re-use;
- support extensions to existing tourist accommodation where the scale of the extension is appropriate to its location and where the extension may help to ensure the future viability of such businesses;
- ensure that new or expanded holiday and touring caravan sites and chalet developments are not prominent in the landscape and that any visual intrusion is minimised by effective, high-quality screening and examine the scope for relocating any existing, visually or environmentally-intrusive sites away from sensitive areas or from sites prone to flooding or coastal erosion;
- recognise that in areas statutorily designated for their natural or cultural heritage qualities, there will be scope for tourist and leisure-related developments, subject to appropriate control over their number, form and location to ensure the particular qualities or features that justified the designation are conserved.

**Planning Policy Statement 7 (Sustainable Development in Rural Areas)** sets out the Government's policies on planning in rural areas, including country towns and villages and the wider, largely undeveloped, countryside up to the fringes of larger urban areas. This policy states that when considering planning policies and development proposals for static holiday and touring caravan parks and holiday chalet developments, planning authorities should:

- (i) carefully weigh the objective of providing adequate facilities with the need to protect landscapes and environmentally sensitive sites, and examine the scope for relocating any existing, visually or environmentally intrusive sites away from sensitive areas, or for relocation away from sites prone to flooding or coastal erosion;
- (ii) where appropriate (for example, in popular holiday areas), set out policies in Local Development Documents on the provision of new holiday and touring caravan sites and chalet developments, and on the expansion and improvement of existing sites and developments (for example, to improve layouts and provide better landscaping); and
- (iii) ensure that new or expanding sites are not prominent in the landscape and that any visual intrusion is minimised by effective, high quality screening.

**The Good Practice Guide on Planning for Tourism** gives guidance for local planning authorities when preparing development plans. The guidance may also be material to individual planning decisions. The guide states that the provision of essential facilities for visitors is vital for the development of tourism in rural areas. Tourism can:

- be a key element in rural and farm diversification;
- help to revitalise market towns and villages;
- support important rural services and facilities; and
- underwrite environmental schemes and improvements to the built and natural environment.

Regional Spatial Strategy and Local Development Framework policies should therefore engender a positive approach to rural tourism proposals, applying the following principles:

- Wherever possible, tourist and visitor facilities should be housed in existing or replacement buildings, particularly where they are located outside existing settlements.
- In statutorily designated areas they should seek to conserve and enhance the qualities and features that justified the designation.

Large-scale tourist proposals must be assessed against the whole range of sustainable development objectives. This includes not only their transport implications but also other sustainability considerations such as how they assist rural regeneration and the wellbeing of communities.

**Regional Spatial Strategy for Yorkshire and the Humber: Policy E6 (Sustainable Tourism)** states that:

(A) local authorities, Yorkshire Forward, Yorkshire Culture, the Yorkshire Tourist Board, and other agencies should promote, support and encourage tourism by adopting an overall approach which:

1. recognises the sustainable growth of tourism as an integral contributor to the economy and makes best use of indigenous resources and existing tourism infrastructure;
2. promotes responsible investment in the quality of the tourism and related services in order to provide a high quality experience, throughout the year, for all segments of the market;
3. secures investment in local people skills and capacities in Yorkshire's tourism industry, making full use of the local labour supply to fill a range of existing and new high quality jobs in the tourism sector;
4. supports local cultural distinctiveness and contributes to the quality of life in the communities of the region;
5. conserves and enhances the built and natural environment, particularly internationally and nationally important biodiversity sites and high quality historic environment, through effective visitor management;
6. integrates tourism activity with a viable transport infrastructure that enables a realistic choice of travel mode to and within the region, supported by a management regime that encourages greater use of public transport by visitors; and

(B) plans, strategies, investment decisions and programmes should promote tourism in the following priority areas:

1. coastal resorts – economic diversification while consolidating and upgrading tourism facilities in ways which promote higher value activity, reduce seasonality and support urban regeneration
2. rural areas – where tourism and recreation can provide jobs for local residents of a scale and type appropriate to their location
3. waterways – promoting tourism and associated development of an appropriate scale and type along waterways in both urban and rural areas
4. cities and towns – realise the potential of the heritage, leisure and cultural assets by promoting their roles as modern, varied and colourful destinations of choice. Local distinctiveness should be promoted, for example by encouraging use of local produce and services by businesses and visitors

**North Lincolnshire Local Plan:** Policy RD2 (Development in the Open Countryside) states that development in the open countryside will be strictly controlled. Planning permission will only be granted for development which is:

- (i) essential to the efficient operation of agriculture or forestry;

- (ii) employment-related development appropriate to the open countryside;
- (iii) affordable housing to meet a proven local need;
- (iv) essential for the provision of outdoor sport, countryside recreation or local community facilities;
- (v) for the re-use and adaptation of existing rural buildings;
- (vi) for diversification of an established agricultural business;
- (vii) for the replacement, alteration or extension of an existing dwelling;
- (viii) essential for the provision of an appropriate level of roadside services or the provision of utility services;

provided that:

- (a) the open countryside is the only appropriate location and the development cannot reasonably be accommodated within defined development boundaries;
- (b) the proposed development accords with the specific requirements set out in the relevant policies of this chapter and elsewhere in this local plan;
- (c) the development would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and the use of materials;
- (d) the development would not be detrimental to the residential amenity or highway safety;
- (e) account is taken of whether the site is capable of being served by public transport;
- (f) the development is sited to make the best use of existing and new landscaping.

Policy R12 (New Camping and Caravan Facilities) states that both touring and static caravan and camping facilities will be granted planning permission provided:

- (i) the development is closely associated with existing or proposed recreational and tourist attractions and is of an appropriate scale having regard to the size and type of attraction with which it is associated; and
- (ii) the site can be suitably screened by existing land forms and/or the provision of a scheme of landscaping; and
- (iii) the provision of any built development is restricted to those essential facilities which are required to service the site.

In granting planning permission conditions will be imposed, where necessary, restricting the use of the site to holiday lettings.

Policy LC7 (Landscape Protection) states that where development is permitted within rural settlements or within the open countryside, special attention will be given to the protection of the scenic quality and distinctive local character of the landscape. Development which does not respect the character of the local landscape will not be permitted.

Policy DS1 (General Requirements) also applies as amenity value and environmental quality of the area are key considerations.

SPG5b (Landscape Character Assessment Guidelines) applies as the proposal lies in the open countryside and has a significant impact on the character of the area due to the size of the scheme.

A Tourism Strategy for North Lincolnshire (2004-2007) sets out the council's strategy for boosting the tourist accommodation and offering in the district.

**North Lincolnshire Core Strategy:** Policy CS1 (Spatial Strategy for North Lincolnshire) states that the spatial vision and future development requirements will be delivered through the spatial strategy for North Lincolnshire as outlined below:

- (a) delivering an urban renaissance in Scunthorpe and supporting its role as a major sub-regional town
- (b) supporting the market towns of Barton, Brigg, Crowle, Epworth, Kirton and Winterton as thriving places to live, work and visit, and as important service centres serving the needs of local communities across North Lincolnshire
- (c) supporting thriving rural communities and a vibrant countryside through the protection and enhancement of local services, creating opportunities for rural economic diversification and the promotion of tourism
- (d) supporting development of key strategic employment sites at the South Humber Bank, Humberside Airport and Sandtoft Airfield
- (e) supporting the protection and enhancement of North Lincolnshire's world class natural and built environment to ensure the continued attractiveness of the area as a place to live, work and visit.

All future growth, regardless of location, should contribute to sustainable development, in particular in respect of those criteria set out in policy C2 as well as the other policies of the plan.

Policy CS2 (Delivering More Sustainable Development) states that in supporting the delivery of the spatial strategy set out in policy CS1, as well as determining how future development needs will be met in North Lincolnshire, a sequential approach will be adopted. Development should be focused on:

- (1) previously developed land and buildings within the Scunthorpe urban area, followed by other suitable infill opportunities within the town, then by appropriate greenfield urban extensions;
- (2) previously developed land and buildings within the defined development limits of North Lincolnshire's market towns, followed by other suitable infill opportunities then appropriate small scale greenfield extensions to meet identified local needs;

- (3) small-scale developments within the defined development limits of rural settlements to meet identified local needs.

Any development that takes place outside defined development limits will be restricted and only development essential to the functioning of the countryside will be allowed. A sequential approach will also be applied to ensure that development is, where possible, directed to areas that have the lowest possibility of flooding.

Proposals should comply with the overall spatial strategy, together with the following sustainable development principles, and:

- be located to minimise the need to travel and to encourage any journeys that remain necessary to be possible by walking, cycling and public transport
- be located where it can make the best use of existing transport infrastructure and capacity
- where large freight movements are involved, the use of rail and water transport should be maximised
- contribute towards to the creation of locally distinctive, sustainable, inclusive, healthy and vibrant communities
- contribute to achieving sustainable economic development to support a competitive business and industrial sector
- ensure that everyone has access to health, education, jobs, shops, leisure and other community and cultural facilities that they need for their daily lives
- ensure the appropriate provision of services, facilities and infrastructure to meet the needs of the development
- to be constructed and operated using a minimum amount of non-renewable resources, including increasing the use of renewable energy in construction and operation
- take account of local environmental capacity and to improve air, water and soil quality and minimise the risk and hazards associated with flooding.

Policy CS3 (Development Limits) states that development outside defined development boundaries will be restricted to that which is essential to the functioning of the countryside. This will include uses such related to agriculture, forestry or other uses which require a countryside location or which will contribute to the sustainable development of the tourist industry.

Policy CS15 (Culture and Tourism) states that a balanced and socially inclusive cultural and evening economy will be promoted within North Lincolnshire by supporting uses such as museums, theatres, restaurants, café bars and leisure uses within Scunthorpe town centre and market towns provided that the proposals:

- are managed to minimise crime, disorder and public concern;
- are of a high quality design;

- do not have an unacceptable adverse impact on neighbouring uses in terms of noise, traffic and disturbance.

Elsewhere, schemes that extend the range of cultural and evening economy uses will be supported where they are consistent with the size and function of the centre. The loss of leisure, arts or cultural facilities will be permitted only where there is overriding regeneration or community benefits from such a development, in which case consideration must be given to the replacement of the facilities elsewhere. Existing tourist facilities and infrastructure will be protected and enhanced and the development and promotion of sustainable tourism, focusing on the area's natural and built assets, will be supported, particularly the Humber Estuary, Thorne and Crowle Moors and market towns.

## **CONSULTATIONS**

**Highways:** Advise conditions.

**Environment Agency:** Advise conditions.

## **TOWN COUNCIL**

Object to the proposal on the following grounds:

- The application site is located outside the development boundary for Kirton-in-Lindsey.
- The proposal would be out of keeping with the rural character of the area.
- Traffic management details have not been provided with the application and the application site is located on a very busy road.
- The application site is located close to a former refuse site and this may pose an environmental hazard.

## **PUBLICITY**

The application was advertised by way of a site notice on Redbourne Mere.

A petition has been received objecting to the proposal on the following grounds:

- The site may become subject to abuse from travellers if it is not secured properly.
- Insufficient information has been provided of the means of disposing of foul water.
- Occupancy conditions would be required to prevent permanent residential occupation.

Letters of objection have been received from local residents raising the following concerns:

- Kirton-in-Lindsey already suffers from drainage and sewerage problems without the addition of 49 leisure lodges.
- Can the existing sewerage system cope with the proposed development?
- If the proposed development is not connected to the mains sewer then the site could pose an environmental threat to neighbouring agricultural land.



- The proposal will worsen existing traffic problems on Redbourne Mere, especially during school starting and leaving times.
- The road already struggles to cope with the existing level of traffic and is worn out.
- There is insufficient information provided in the application with regard to traffic management and environmental issues.
- The sale of caravans/lodges from the site will result in large transporters visiting the site for deliveries.
- The proposal is undesirable and unnecessary in a small rural town.
- The application site is not located in a tourist area and as such there is insufficient demand for such a site.
- The proposed site is far too large for the area, which is not a tourist area.
- The town has none of the amenities relevant to holiday-making (scenic walks, water or other sports, seaside etc).
- What benefit would the proposal bring to Kirton-in-Lindsey if it is just used as a base for people to visit other areas that actually have tourist attractions?
- The town already has an excellent bed and breakfast facility serving it.
- The purpose of the site and how it will be operated is not clear.
- A business plan should be submitted giving details of how the site would be financed and operated.
- No details have been presented of the letting arrangements for the site.
- Static caravans could easily be used as permanent dwellings.
- If the site is not adequately secured then it could become occupied by travellers.
- It is proposed to locate a holiday site close to a waste disposal site and a busy school.
- Local services (school, doctors etc) are insufficient to cope with the proposed 49 leisure lodges.
- What will happen to the site if the leisure site is unsuccessful?
- Occupants of the site would cut through the nearby housing estate.
- The farmland around Kirton-in-Lindsey presents a beautiful backdrop to the town and should be preserved.
- The application site is good agricultural land and should not be destroyed without pressing need.
- The proposal would be visually intrusive in the open countryside.

- Allowing this development would set a precedent.
- Forty-nine leisure lodges on the site would constitute a vast over-development of the site.
- The layout is designed purely to cram as many lodges onto the site as possible with no open space or play areas proposed.
- How well would the park be administered, being run by a firm from Norfolk?
- No design and access statement was provided with the application.
- No details of the style of the vans has been provided with the application.
- The Environmental Protection department have only asked for details of ground gas levels; what about toxins in the ground?
- There are no details of proposed landscaping or screening of the site.
- The proposed sales area will have flags and adverts etc which will have additional visual impact.
- The applicant's address is incomplete on the application forms.
- No meaningful consultation has been carried out with the local community.
- Will the site be maintained in the future or degenerate into a shanty town?
- Caravan sales on Station Road, Kirton failed due to low take-up.
- The location of the proposal is totally obtrusive and imposing on the eastern approach to the town.
- The proposal will be an eyesore.
- A sports field would be more appropriate and would benefit the community.
- The proposal will increase crime and nuisance behaviour in the area.
- Any additional planting could take a generation to become established.
- If the site becomes used for permanent occupation then it would put undue pressure on the town's facilities.
- Noise pollution could be generated from entertainment facilities.
- Recent development in the area has already increased traffic in the area.
- The site is adjacent to agricultural land and as such would suffer from dust and contamination from spraying and farm machinery.
- The proposal would lead to a loss of habitat and disturbance to local wildlife.

- Problems were caused by the short-term caravan rallies on the site in the past; the proposal is of an extremely larger scale.
- The proposal will create more problems for the local community than gains.
- The proposal would threaten the local farming fraternity.
- The proposal would be a blight on the landscape.
- The leisure site would be at odds with the character and nature of the small market town.
- The proposal would lead to fly-tipping and rubbish being dumped onto neighbouring agricultural land, which would be harmful to the land and machinery.
- Squatters will be encouraged to move into empty lodges.
- Any major earthworks would impact on the seal on the former landfill.
- The proposal would be contrary to policies ST3, RD2, LC7 and R12 of the North Lincolnshire Local Plan.
- The flat landform of the area means that any structures or even landscaping of the site would be out of keeping with the agricultural area.
- Any new landscaping would be insufficient to adequately mitigate the development.
- The substantial hard surfacing and increase in roofs will increase the speed and volume of surface water run-off.
- The development will lead to trespassing on neighbouring private farm land.
- Long-term lets attract travellers and undesirable people.

## **UPDATE**

Since the last committee meeting, the applicant's agent has submitted a letter detailing several issues with the report – specifically:

- the reporting of objections;
- the reporting of the policy context;
- the content of the assessment, and the omission of the Ministerial statement of June 11th 2011; and
- the reasons for refusal.

With regard to the reporting of the objections, the applicant was aware of all objections, other than the petition that was submitted as this was not uploaded to the council's website because of data protection issues. However, the applicant should also be aware that the file was available for viewing at any time through the application process.

The policy context is considered to be concise and covers all relevant policies that apply to the proposed redevelopment – in relation to the ministerial statement on the “Presumption in favour of Sustainable Development”, it was determined not to report the statement in the assessment as the statement makes clear reference to “where plans are absent, silent, indeterminate or where relevant policies are out of date”. For the record, it is considered that as the council has recently adopted the Core Strategy then the presumption carries little weight in the determination.

Finally, with regard to the reasons for refusal, whilst the applicant has every right to disagree with the reasons, it is in effect a decision for an independent planning inspector to determine whether the reasons for refusal are reasonable and can be substantiated at appeal.

## **ASSESSMENT**

The application site is an open field on the outskirts of Kirton-in-Lindsey. The land has previously been used to host car boot sales and touring caravan rallies. The site is surrounded by agricultural land and is also close to a waste disposal site and Huntcliffe School. This application seeks planning permission for the change of use of the field to site 49 leisure lodges, and a small lodge/caravan sales area. The lodges are proposed to be used for holiday use only and not for permanent residential occupation.

**The key issues in determining this application are whether the proposed development complies with policy R12 (New Camping and Caravan Facilities) of the North Lincolnshire Local Plan, whether the proposal has a detrimental impact on the character and appearance of the area and landscape and whether or not the proposed location is unsustainable and contrary to PPS1. Furthermore it is important to consider whether or not there is a case for a departure from policy in accordance with the ministerial statement ‘Planning for Growth’ and the emerging National Planning Policy Framework.**

Policy R12 requires that all new camping and caravan sites are closely associated with existing or proposed recreational and tourist attractions and that the sites should be relative in size to the attraction. This is to prevent the sporadic development of such sites in unsustainable locations, which can have a detrimental impact on the character and appearance of the countryside. There is no information provided within the application to suggest that the proposed leisure lodge site would be closely associated with any tourist attraction. Additionally there are no tourist attractions within Kirton-in-Lindsey or the immediate vicinity of a size that would justify 49 leisure lodges to provide accommodation for them. As such there is no reason for the siting of a leisure lodge site in this location. The proposed development is therefore contrary to the provisions of policy R12 of the North Lincolnshire Local Plan.

It is noted that the applicant makes reference to PPS4 (Planning for Prosperous Economies). The council does not dispute the fact that Kirton could be classed as a service centre, however the approach outlined in PPS4 specifically states that development may be located in other locations “*where the required facilities are required in conjunction with a particular countryside attraction*” – for clarity, there are no attractions that the council consider to be close to or closely related to the proposed development, therefore it is considered that the proposal fails to comply with national policy PPS4 and the approach outlined.

The application site is in a prominent location on one of the main approaches to Kirton and a large site such as the one proposed, even if screened, would adversely affect the setting of the town. It is noted that the applicant has provided information to show that, in their opinion, the impact will be minimal. However, upon visiting the site it is apparent that the site and the surrounding area is characterised by rolling hills edged by hedgerows.

It is considered that the proposed introduction of a landscape buffer would invariably create an alien intrusion into what is by and large an open landscape. A landscaping buffer, in any form, would alter the landscape detrimentally, either by introducing trees which are not a characteristic of the landscape (specifically in a formal lined arrangement such as would be needed for this scheme) or a bund, and whilst a new hedgerow could be planted, it is considered that it would be insufficient to provide the level of screening that a site of this size would require, therefore still harming the character of the open countryside. Indeed it is considered that the applicant's agent's own Landscape Visual Impact Assessment proves that there will be a negative impact with the introduction of any screening buffer.

There are sites throughout the country that have lodges of a similar style, some in sensitive rural or coastal locations. Taking into account the characteristics of the surrounding landscape, the introduction of the lodges will have a harmful urbanising effect on the open countryside.

The Good Practice Guide for Planning for Tourism, urges local planning authorities to be supportive of promoting sustainable tourism. However this is not to be at the expense of an adopted local plan. The proposal cannot be considered truly sustainable as outlined in the Good Practice Guide as it does not take advantage of any existing redundant buildings. The lodges do not promote any sustainable methods of energy generation or energy conservation techniques in their design or construction. Neither can the location be considered sustainable as it is not located near to a bus stop or train station, therefore being entirely car dependent. The nearest train station is Kirton-in-Lindsey which is only served by a passenger train on a Saturday, whilst the bus service runs hourly. It is therefore considered that the proposal does not promote a sustainable form of development or use and is contrary to the principles of PPS1.

The council's own tourism strategy is a material consideration, however it does not form part of the statutory development plan. Whilst the council's own Tourism team supports the principle of the development, any development for a proposal of this type should be in accordance with the statutory development plan.

Turning to the question about financial viability, whilst not a requirement under local or national planning policy, it is considered that, under the guidance of the Good Practice Guide, and PPS4 and 7, a financial viability assessment was considered beneficial in the determination of the application, even if there are other material considerations which raise objections to the proposal. The applicants have provided such a statement which shows that the proposal is based upon a sound financial footing and should operate at a profit. The submitted statement also shows a phased approach to the development, however this does not overrule the other material objections to the proposal.

With regard to the National Planning Policy Framework, it is considered that the document is only a draft policy and until such a time as it is adopted by Central Government, it forms no part of the statutory planning framework in the determination of applications.

In conclusion, it is considered that the proposal is contrary to policies R12, RD2 and LC7 of the North Lincolnshire Local Plan. Furthermore, the proposal is contrary to PPS1 as it is not considered to be a sustainable form of development, PPS4 as it fails to comply with the approach outlined in policy EC7, and PPS7 as it does not form part of a wider proposal to diversify an existing agricultural operation.

**RECOMMENDATION      Refuse permission for the following reasons:**

1.

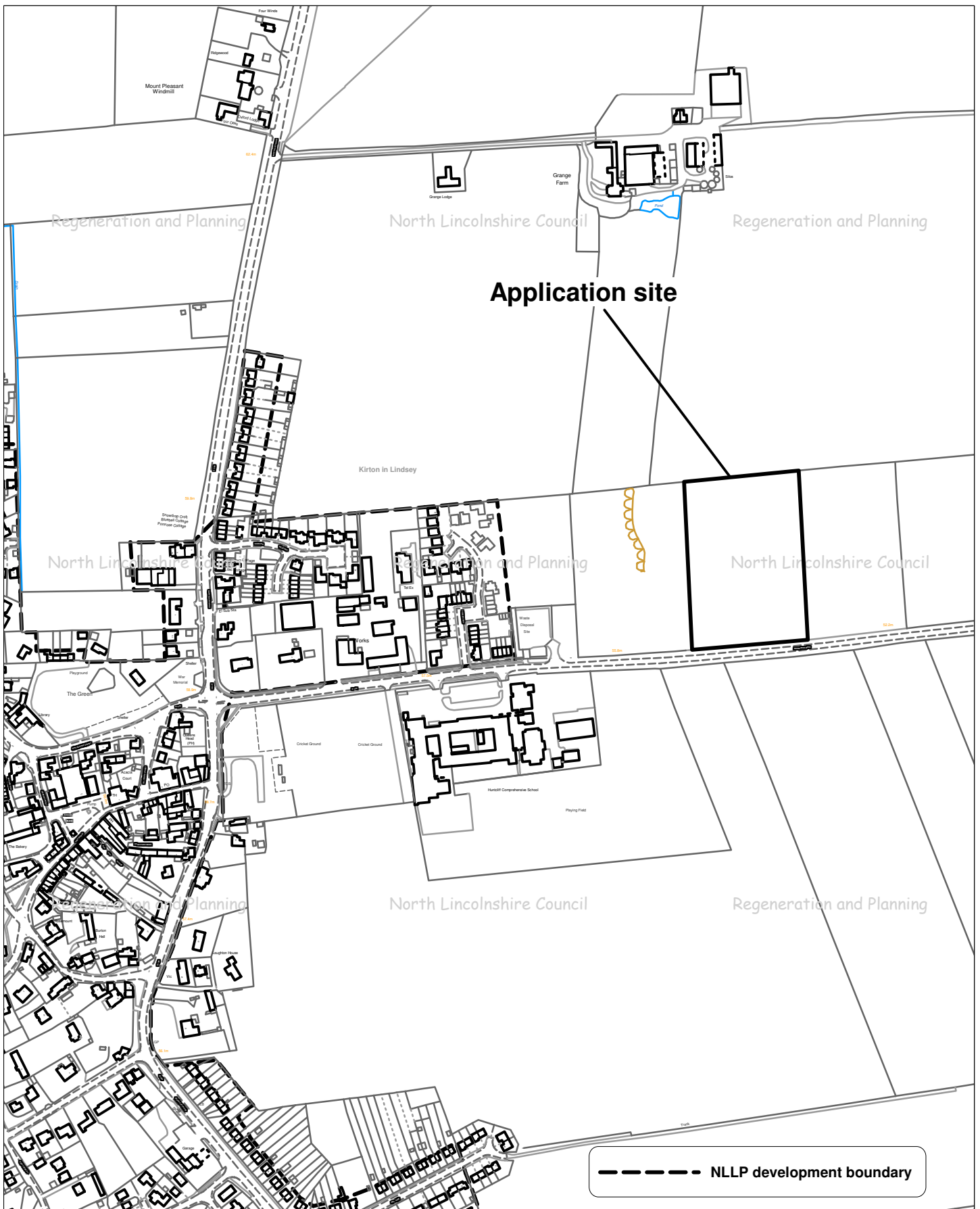
No information has been submitted to show that the proposed leisure lodge site would be closely linked to an existing or proposed tourist or visitor attraction and as such there is no justification for the establishment of a leisure lodge site in this location. Therefore the proposed development is contrary to policy R12 of the North Lincolnshire Local Plan and PPS4.

2.

The proposed leisure lodge site, due to its size and location, would have a detrimental impact on the character and appearance of the open countryside in the area. Furthermore the proposed leisure lodge site, due to its design, siting and materials, would have a harmful urbanising effect on the character of the open countryside. Therefore the proposed development is contrary to policies DS1, RD2 and LC7 of the North Lincolnshire Plan.

3.

Furthermore, it is considered that the proposed leisure lodge site cannot be considered a sustainable form of tourism due to its siting away from any form of sustainable transport and its reliance on the private car, nor through the lodges' design and construction, thus it is considered contrary to PPS1 and PPS4.



Drawing Title: 2011/0278

OS Grid Ref: SK94309890

Drawn by: KC

Scale: 1:5000

Date: 10/08/2011



Based upon the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



**Regeneration and Planning**

Head,

Marcus Walker BA (Hons), Dip URP, MA, MRTPI

The Ordnance Survey map data included within this publication is provided by North Lincolnshire Council under license from Ordnance Survey in order to fulfil its public function to act as a planning authority. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to license Ordnance Survey map data for their own use.

**Example Layout of Leisure Lodge Park Development**  
**Redbourne Mere, Kirton in Lindsey, Lincolnshire DN21 4NN**  
**Showing 49 plots for holiday lodges of up to 42ft x 20ft.**



NOT TO SCALE

36 no. 42 x 20 units		Gas Store/Bulk Tank		Water tank/pump		Trees/Shrubs	
13 no. 42 x 13 units		Reception/Sales Office		Re-cycling		Fire Point	
						Car Parking	