

## BOSTON BOROUGH COUNCIL

### Planning Committee – 28<sup>th</sup> July 2020

Reference No: B/19/0520

Expiry Date: 15-Apr-2020

Extension of Time: 10-Aug-2020

Application Type: Major – Hybrid - Full & Outline Planning Permission

Proposal: Hybrid planning application seeking:  
Full planning permission for the part change of use of the golf course for the siting of caravans with associated works including landscaping, handstandings and access routes; provision of a sales area including siting of "show units" and associated parking; and  
Outline planning permission (all matters reserved) for the development of a "hub" building of up to 12,000sqm total floorspace - to contain an ancillary reception/activity centre/spa (Class D2)/retail unit (up to 100sqm)/ food and beverage (Classes A1, A4 and A5) and facilities management and ancillary works; and provision of a sales building and associated works

Site: Boston West Golf Centre, Langrick Road, Hubberts Bridge, Boston, Lincolnshire, PE20 3SG

Applicant: Boston West Golf Limited

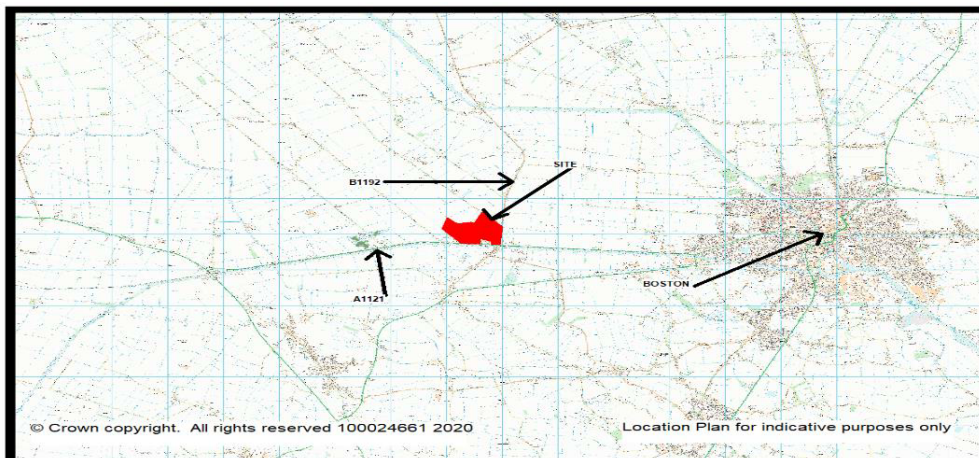
Agent: Ben Gibson

Ward: Swineshead and Holland      Parish: Brothertoft Parish Council  
Fen

Case Officer: Mike Gildersleeves      Third Party Reps: 76 received

Link to application: [B/19/0520](#)

**Recommendation: Grant conditional permission, subject to conclusion of a Legal Agreement**



## **1.0 Reason for Report**

- 1.1 This application has been presented to the Planning Committee at the suggestion of the Growth Manager, due the level of public interest, in combination with the scale and nature of the development and the issues raised. The proposal also includes a S106 legal agreement for contributions towards mitigation against the traffic impact of the development and to encourage sustainable transport.

## **2.0 Application Site and Proposal**

- 2.1 The application site is located approximately 2 miles to the west of Boston to the north of the village of Hubbert's Bridge. The site lies to the north of the A1121 with Langrick Road to the east and is occupied by Boston West Golf Course. The site is irregular in shape and occupies approximately 56ha and comprises of a golf course, driving range, a clubhouse (including a restaurant, bar, hotel). The access for the proposed development would be taken from the east from Langrick Road.
- 2.2 To the north and north east of the site is agricultural land with Kirton Drove and Langrick Road bordering the site to the northeast and east. On the opposite side of Langrick Road to the southeast is a cluster of residential properties. To the southern boundary is the A1121 and railway line with the village further to the southeast beyond the Hubbert's Bridge Crossroad. To the southwest of the site is a group of listed buildings, Hubbert's Bridge Farmhouse, Barn to Hubbert's Bridge Farm and the Kitchen Garden Wall to Hubbert's Bridge Farmhouse, all designated as Grade II. To the west of the site is a nursery.
- 2.3 There are a number of trees and groups of trees within the site and along the boundaries of the site, particularly to the southern boundary.
- 2.4 The application is a hybrid application which seeks a combination of full and outline planning permission as part of an overall project. This project seeks to turn the site into a holiday resort, comprised of accommodation and facilities. This hybrid approach has been used as an application process by this Council in the past.
- 2.5 Full planning permission for the partial change of use of the golf course to allow the siting of caravans, associated access, parking and internal road network, landscaping and sustainable drainage. The proposed caravan pitches are to be sited to the western part of the golf course and are to be accessed via the existing access off from Langrick Road. The layout proposes some 300 caravan pitches with car parking and a caravan sales area that will comprise a sales/reception office. To facilitate the development and extended internal vehicular route there will be a reconfiguration of two of the existing nine holes in the golf course which are to be retained. The caravans to be sited would be of a lodge design/style, and to this end are also referred to as 'lodges' within the application documents – for the purposes of this report therefore any references to lodges are references to the caravans proposed. It is important to note that the caravans are intended to be used for holiday purposes – albeit some units may be sold, whilst others would be owned and operated by the site owners.
- 2.6 Outline planning permission is also sought for a 'Hub' building, with all matters reserved. The application seeks to establish the maximum parameters for this which is shown as being 80m by 80m x 11 m and would have a maximum floorspace of 12,000sqm. The use of the Hub is to include; a reception, food and beverage areas, swimming pool, spa, climbing wall, convenience/gift shop and

activity kiosk. The Hub building is to be sited to the south of the existing clubhouse. Further details of the Hub building and its proposed facilities would be provided within a subsequent reserved matters application.

- 2.7 The application is supported by the plans and the following technical documents;
- Planning, Economic and Design & Access Statement
  - Economics Benefits Report
  - Heritage Desk Based Assessment
  - Ecology and Protected Species Survey
  - Flood Risk Assessment
  - Transport Statement
  - Tree Survey
  - Landscape Visual Appraisal
- 2.8 Additional information and amended plans have been submitted during the application to address various consultation comments and comments of the Planning Officer. The applicants have submitted an addendum to the FRA, a full Tree Survey and Report, Ecological Assessment and a Viability and Needs assessment pertaining to the Golf facility (including an email from Golf England). Revised plans have been submitted which relates to the illustrative site layout, illustrative south eastern enlargement plan and illustrative Hub designs. The illustrative site layout has been amended to denote two Hub buildings, positioned further in-site, more closely related to existing buildings, with increased planting. A collection of images have also been put together to show design which the proposed Hub building(s) would take inspiration from.
- 2.9 More recently, a further amendment to the drainage proposals has been presented, with the proposal being that the development would now be connected to foul drainage as opposed to relying on packaged treatment plants. This is in response to the comments of the Environment Agency (see later).
- 2.10 The applicants have also provided a phasing plan which shows that the development subject to the full permission would be delivered in a series of 4 phases:
1. New access road within the site
  2. Up to 70 units and associated infrastructure
  3. Up to 99 units and associated infrastructure
  4. Final 131 units and associated infrastructure
- 2.11 These have been informed by the various technical studies, along with consideration of scheme viability and delivery, in order to enable some units to be delivered on site within year 1.
- 2.12 It should also be noted that the proposals have been screened in accordance with the EIA Regulations 2017, and an opinion has been adopted which concludes that the development is not EIA development and thus an Environmental Statement is not required in connection with the proposals.
- 2.13 Members should also be aware that a revised certificate (Certificate B) has been received by the Council on the 10<sup>th</sup> July 2020, with an amended notice having been served on the landowner. This corrects the earlier submitted certificate A which was completed in error – albeit they advise the landowner is fully aware of the

proposal. This correction is sufficient to make the application valid (against the national requirements) and clarifies the ownership of the site – aligning it with the Councils legal enquires as part of the development of the required legal agreement. The Council has contacted the landowner as identified by the certificate, and is required to allow them 21 days from this notice (expiring 31<sup>st</sup> July) to make any comments. The landowner has provided a response to the Council on 15<sup>th</sup> July, this identifies that the site was purchased by the landowner in 2016, with appropriate arrangements relating to the lease and purchase of the facilities by the current applicants in place. They also identify that they have previously encountered challenges with making the golf course viable. The landowner has confirmed that they are fully aware of the proposals and are fully supportive of them, and that they have no further observations to make. In light of this, Officers are satisfied that the correct certification and notices have been served, and that the landowner is fully sighted of the proposals. The Council can therefore move to determine the proposals.

### **3.0 Relevant History**

- 3.1 B/17/0103 - Proposed two storey extension to existing hotel to create 18 new hotel rooms and reception area plus extension to existing car park – Permitted 05/07/2017.
- 3.2 B/09/0325 - Variation of condition 6 of planning permission B/09/0031 – Refused 02.11.2009. Appeal dismissed.
- 3.3 B/09/0031 - Erection of 19 Holiday/Golf Lodges – Permitted 01/05/2009.
- 3.4 B/08/0536 - Erection of 19 holiday/golf lodges – Withdrawn 26.11.2008.
- 3.5 B/03/0865 - Hotel with associated parking – Permitted 15/03/2004.

It is clear from the above that permissions have been previously granted for accommodation at the site as part of the activities associated with the operation of the golf course. The golf course has also operated as a multi-purpose facility, with a range of functions and events also held at the site, alongside the primary use of the land as a golf course.

### **4.0 Relevant Policy**

#### **South East Lincolnshire Local Plan**

The following policies are considered to be most relevant to the determination:

- Policy 1 – Spatial Strategy
- Policy 2 – Development Management
- Policy 3 – Design of New Development
- Policy 4 – Approach to Flood Risk
- Policy 5 – Meeting Physical Infrastructure and Service Needs
- Policy 6 – Developer Contributions
- Policy 9 - Promoting a Stronger Visitor Economy
- Policy 28 – The Natural Environment
- Policy 29 - The Historic Environment
- Policy 30 – Pollution
- Policy 31 – Climate Change and Renewable and Low Carbon Energy
- Policy 32 – Community, Health and Well-being

- Policy 33 – Delivering a more Sustainable Transport System
- Policy 36 – Vehicle and Cycle Parking
- Appendix 6 – Parking Standards

## **National Planning Policy Framework (2019)**

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision Making
- Section 6 – Building a strong, competitive economy
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting Sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

### **5.0 Representations**

5.1 As a result of the initial publicity 78 letters of representations have been received, there have been representations of support, objections and neutral comments.

5.2 There has been 3 objections which can be summarised as follows:

- Destroy golf course
- No demand for a holiday development
- Concern over traffic, queues at Hubberts Bridge, number of accidents and the increase in traffic

5.3 There has been 72 letters of support which can be summarised as follows:

- Opportunity/Boost for Boston
- Limited disruption to town or traffic
- Impact on area will be minimal
- Businesses and residents will benefit
- Create jobs
- Bring more tourism
- Benefit to wider area
- Is needed for the town
- No impact on natural beauty of the area
- Consideration have been given to wildlife
- Bring derelict site into positive use

5.4 Following receipt of revisions to the scheme and re-advertisement/re-consultation a further 4 letters of representation have been received making the following comments;

There have been 3 further letters of objections which can be summarised as follows:

- Concern over foul drainage
- Boundary treatment, doesn't show if access restricted and the time taken for it to grow.
- Change outlook from property
- Impact on privacy
- Noise and disturbance

- Traffic concerns and impact on Hubbert's Bridge

There has been 1 further letter of support which can be summarised as follows:

- Enhance the site
- Provide long term employment, support economy and environment

## **6.0 Consultations**

6.1 Amber Hill Parish Council – Indicated that all Councillors were in favour of this development as it will bring income and employment to the area and will protect wildlife. However, the following concerns were raised;

- Main concern is traffic due to current tailbacks would be increasing and there have been numerous accidents at the junction with the A1121 Boardsides
- Concern over lack of footpaths and crossing of the main road for visitors wishing to go the Wheatsheaf Pub or the train station.
- Water Supply and sewage as there is no plan to tap into the mains service
- Will the number of sites be capped as concern raised that once the initial application for 300 had been approved as this may be difficult to object to at a later date.
- The applicant was under the impression that there was a regular bus service running into Boston however the bus is only a school bus service
- Councillors were sceptical with the employment figure quoted of 106 full time employees.
- Concerns that the site may be used for Touring caravans in the interim period until the permanent caravans are in place and Councillors would not give their approval for touring caravans at any time.

6.2 Frampton Parish Council - The Parish Council have raised grave concerns regarding the increase in traffic on an already very busy A52 at the Hubberts Bridge level crossing.

*Following revision and re-advertisement/re-consultation – no further comment provided.*

6.3 Holland Fen with Brothertoft Parish Council - Support the application, but would like extra consideration be taken in regards to the following:

- 1) The main issue with the site is the traffic congestion the last report used was from a traffic survey which was based in 2017. The traffic has increased substantially since then and the council would like to see an up to date version being used.
- 2) On the Main road next to Holland fen village hall an application was refused for a house with multiple occupancy as this would cause excess traffic.
- 3) The noise from an on-site entertainment bar would be substantial for the resident of the area so perhaps some conditions could be put in place.
- 4) The boundary for the proposed development would need to be very secure the council wish to see higher than 5ft fencing being used, especially if animals (dogs) bring on site.
- 5) The application encourages the use of local transport but there is only a school bus which stops nearby and the trains only run to Nottingham not into Boston, some transport services need to be made available for this application. Better research needs doing in regards to this.
- 6) Low level lights on site would be a key point to ensure as the golf course itself is currently very bright and having more on site lights plus lights in the cabins would make this site light up substantially.

- 7) The council would like to see restrictions on the site for how long owners and customers of the cabins can stay as they do NOT want it to be a residential site.
- 6.4 Kirton Parish Council – No objections, members felt it could bring some new jobs to the area that they supported.
- 6.5 Black Sluice Internal Drainage Board – initially provided detailed comments which highlighted:
- Consent from the IDB may be required for SuDs discharge to a watercourse.
  - Full details of surface water schemes are required.
  - Applicant will be responsible for discharge to non IDB maintained watercourses
  - Foul disposal requires agreement under the Land Drainage Act 1991, as does any culverting or filling of watercourses.
  - There is a watercourse on the western boundary which is IDB maintained, access to this should be retained.
  - Existing levels should not be raised, unless measures are put in place to manage run-off and waterlogging.

*Following revision and re-advertisement/re-consultation* - The Board reiterates its comments given within its response letter dated 19 March 2020, with the following additional points:

- The method of foul water disposal via an existing package treatment unit is acceptable in principle to the Board provided that the applicant follows the parameters stated within the letter from Ray Morgan Associates. The applicant will be expected to comply with the Board's requirements regarding off-site works to ensure the viability of flows from the site to the nearest available Board-maintained watercourse.
  - The Board notes the updated site plan, and reiterates its comments regarding the availability of suitable access for maintenance along its vested watercourse on the western boundary, particularly regarding any existing trees and bushes, and any proposed new planting to be located along that boundary which will obstruct the Board from carrying out its statutory duties by mechanical means.
- 6.6 Economic Development Manager – No objection, this development of a holiday park will contribute to and facilitate further economic success of the borough by creating viable employment opportunities within a modern holiday or “staycation” environment, increase the potential of business growth and development with the supply chain and due to its close proximity to the centre of Boston, adding value to our retail sector through increased spend.
- 6.7 Lincolnshire County Council Highways & SUDS – No objection on highway grounds subject to the imposition of conditions. Request for developer contributions to mitigate the traffic impact of the development and to encourage sustainable transport. A S106 contribution of £5000 p.a. for 5 years (total £25,000) is requested to support the CallConnect bus service.
- 6.8 Environment Agency – originally objected to the proposed development as submitted because it involves the use of a non-mains foul drainage system in circumstances where it may be reasonable for the development to be connected to a public sewer but no justification has been provided for the use of a non-mains system.

*Following revision and re-advertisement/re-consultation-* as the proposals now include connection to the mains drainage network, the objection has been removed subject to conditions and informatives

- 6.9 Lincolnshire Wildlife Trust - No objection, recommends conditions including management plan, further survey work for Great Crested Newts and lighting.
- 6.10 Natural England – Originally they advised that the application could have potential significant effects on The Wash Site of Special Scientific Interest (SSSI) and that further was required in order to determine the significance of these impacts and the scope for mitigation.

*Following revision and re-advertisement/re-consultation* - Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on The Wash Site of Special Scientific Interest (SSSI) and has no objection.

- 6.11 Sport England – Originally advised that insufficient information has been submitted in order to fully assess the impacts of the proposal with regard to the loss of part of the existing golf course.

*Following revision and re-advertisement/re-consultation* – Supports the proposal subject to the swimming pool being either restricted in size by condition or that the determination of the application is delayed until such time as a strategic assessment is undertaken to assess the impact of the pool proposed.

- 6.12 Historic Conservation Advisor – Originally objected on the grounds that the proposals changes will have a negative effect on the setting of the listed buildings and a number of non-designated heritage assets in the vicinity. The proposed hub is not sympathetic to open countryside character of the area and will affect the experience of the users of the area. The proposals will outcompete and dominate the historic environment, eroding the character of the area, and in particular positive historic character.

*Following revision and re-advertisement/re-consultation* – Neither objects or supports the proposals and has provided detailed comments which are summarised as follows:

The additional information for the wider site has satisfied the concerns regarding the impact of the proposals on the landscape character of the area.

Concern still lies with the location of the Hub building(s). Increased planting and screening when viewed from the principal highways, improves the situation as it gives a clear steer on the nature of the development. However, the proposals buildings are still of a large scale, with materials and design of them, and the landscaping, forming part of the reserved matters. The impact of the proposals on the character of the area and the undesignated heritage assets of the area still has not been thoroughly tested. There is the ability to shape the proposed design which could, if approached unsympathetically, adversely affect the character of the area. The location, scale, design and materials will all need to be strongly conditioned to ensure that meaningful discussions take place over this element of the scheme.



The proposed changes have the potential to impact on a number of non-designated heritage assets in the vicinity. Detailed conditions and discussions will be required to ensure that the proposals are innovative and enhance the local area, rather than risk impacting negatively upon it.

- 6.13 Heritage Lincolnshire - It is considered that the site offers a potential for archaeological remains to be present based on the extent and type of remains recorded in the vicinity and within the site. Insufficient information is available at present with which to make any reliable observation regarding the impact of this development upon any archaeological remains.

*Following revision and re-advertisement/re-consultation* – the response to previously submitted advice is not agreed with. An archaeological scheme of works will be required and should address each aspect of the hybrid application and be tailored to the potential impact represented by each elements of the proposal. Therefore, the overall comments remain as submitted.

- 6.14 Environmental Health - No objections but advises that the provision of caravans would require a caravan site licence. They also seek clarification on the number of electric charging point to be provided and details of other measures to reduce air quality impacts. They have also advised that details in respect of noise and hours of operation may be required.

*Following revision and re-advertisement/re-consultation* - No further comments made.

- 6.15 Anglian Water Services - The developer is not proposing to connect to Anglian Water's Network, this is outside of Anglian Water's jurisdiction to comment.

*Following revision and re-advertisement/re-consultation* - The foul drainage from this development is in the catchment of Boston Water Recycling Centre that will have available capacity for these flows. Development will lead to an unacceptable risk of flooding downstream, request conditions for on-site drainage strategy. The proposed method of surface water management does not relate to Anglian Water operated assets. No objection subject to the imposition of conditions.

- 6.16 Arboricultural Consultant – Initially raised concerns that the application did not include sufficient information to allow a comment to be made. Further information requested.

*Following revision and re-advertisement/re-consultation* - In terms of the impact on the internal tree groups, it was requested that the applicant make minor changes (road infrastructure/caravan siting positions) to make better use of available space resulting in reduced tree loss.

The site layout has been changed and a full revised Arboricultural Impact Assessment in line with BS5837:2012 has now been submitted. The applicant did not fully take on board the comments however, a balance has to be struck in terms of maximising site usage and a reasonable attempt has been taken given the overall condition of the individual trees. The aim on this site, is to try to retain as many of the groups as possible - wherein lies the value.

The revised site layout is considered an improvement and therefore no further comments to make at this stage regarding the proposed layout in terms of tree retentions/losses for the main part of the site.

A Tree protection Plan along with an Arboricultural Method Statement covering the "Full" application site is now required, which can be secured by condition, additionally, a full landscape plan along with a minimum 5-year management plan will also be required.

Hub Area - no meaningful information has been provided, therefore recommends a condition.

Overall the updated comment is summarised as no objections raised subject to conditions.

- 6.17 Ecological Consultant – Initially raised concerns that the application did not include sufficient information to allow a comment to be made. Further information requested.

*Following revision and re-advertisement/re-consultation* – The supplementary reports are sufficient and support the report recommendations with regards to habitat retention, habitat creation, the provision of bat boxes and the commitment to design an appropriate lighting scheme in order to avoid or minimise and adverse effects on bats. Sufficient evidence has been provided to support the conclusion that Great Crested Newts and Water Voles are unlikely to be present on site. Any potential effects on white-clawed crayfish and common dormouse are unlikely. Unless further evidence comes to light, appropriate protective measures for otter, common reptiles, hedgehogs, badgers and birds can be included in a detailed CEMP. Agree with applicant's assessment that the scheme is unlikely to have an adverse effect on the South Forty Foot Drain Local Wildlife Site (LWS).

Suggested imposition of a planning condition, with regards to biodiversity, for the submission of a Construction Ecological Management Plan (CEMP).

Overall the updated comment is summarised as no objections raised subject to conditions.

- 6.18 Health and Safety Executive – no comments received.

## **7.0 Planning Issues and Discussions**

- 7.1 The key planning issues in the determination of this application are:

- Principle of development
- Impact on existing sports facilities
- The proposal's impact on the character and appearance of the area
- The proposal's impact on heritage assets
- Highway safety and car parking
- Impact on ecology
- Impact on trees and landscape
- Flood risk and drainage
- Impact on neighbour's amenity
- Developer contributions
- Other matters
- Planning Conditions

## Principle of development

- 7.2 Policy 1 of the SELLP defines the site as being within the designated countryside. In the Countryside, development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits. Within the policy justification of Policy 1 it states that recreation and tourism use can meet the broad sustainable objectives of the Local Plan.
- 7.3 Policy 9 of the SELLP, in relation to promoting a stronger visitor economy states that larger scale tourism developments will only be supported outside settlement boundaries in exceptional circumstances, for instance to proportionally support or enhance the enjoyment of an established visitor attraction where this cannot reasonably be achieved from a town or village location.
- 7.4 The NPPF seeks to achieve sustainable development, in line with Policy 1 of the SELLP. It further states in paragraph 83, supporting a prosperous rural economy, that decisions should enable sustainable rural tourism and leisure development which respect the character of the countryside.
- 7.5 This application proposes the change of use of part of an existing golf course to accommodate a caravan and tourism development. The application is in 2 parts, a full application for the change of use to allow siting of the caravans, and an outline for a Hub building. Collectively these form a single project. The aim as stated by the applicant is to create a high quality resort/destination, comprised of lodge-style caravans which take advantage of the setting and landscape of the site. These would be occupied for holiday purposes, and users would have access to facilities on site, as well as accessing nearby facilities, attractions and the town centre.
- 7.6 The existing site is an established golf course which includes a number of associated facilities including a hotel, bar/restaurant/conference facilities etc. The planning history for the site indicates that has been utilised for a combination of tourism and leisure purposes. The application indicates that the viability of the operation of the site as a golf-driven enterprise has been on a downward curve for some time.
- 7.7 A Viability and Needs Assessment has been submitted with the application which states that over the past 3 – 5 years Boston West golf course has experienced a steady decrease in membership base within the club. This decrease has occurred even with a reduction in fees and other incentives and the lack of demand has left the current site in financial difficulty. This has led to consideration of other alternative uses while still retaining part of the golf course. There has been added investment into the driving range as well as additional ancillary facilities on site. The assessment states that in order for the site to become financially viable and retain high quality golf provision, in the form of a nine hole golf course, it is proposed to change the partial use on site to allow for the development of caravans. It further states that without these additional revenue streams there is a real concern for the future viability of golfing provision on site due to this lack of demand and high running costs. This report also goes on to discuss the prevalence of other similar facilities within a 30 minute drive of the site and highlights a significant number of 9 and 18 hole facilities, and identifies that in terms of access to alternative facilities this would not have any adverse effects. The report supports the provision of a nine hole course as being a more viable, and attractive opportunity given its short

format. It is therefore considered that the loss/reduction of the existing facility has been appropriately justified.

- 7.8 Officers advise that the site is existing, and therefore finding an alternative use for this site is preferential to the development of the proposals on an un-developed site. On the basis of the submission, the emphasis of the development is to provide a high quality tourism and leisure offer, which in turn is linked to the established landscape and amenity quality of the site. Therefore looking at alternative sites and justification is not appropriate in this instance, and in any event would be unlikely to result in a different conclusion based on the characteristics of the development proposed and of the site itself. The development would provide an economic benefit by supporting the existing leisure facility (which would be retained in part) on the site and would provide a new tourist facility creating new economic benefits to the area. The economic effects are discussed in more detail later in this report. The development would also include enhanced landscaping to the site which would provide environmental benefits, which can be weighed as positives within the planning balance. As such the proposal is considered to meet the requirements of Policy 1 of the SELLP.
- 7.9 Officers also advise that the proposed development is considered to support and enhance the existing leisure facility in operation on the site, and this is also reinforced by the supporting documents with the application. Part of the golf course would remain, along with the driving range and club facilities, whilst the remainder of the site would be used to create a tourism facility – and it is noted that Sport England and Golf England recognise there is potential for an improvement to the existing facilities arising from the proposals. Officers accept that there is a synergy between these two uses, and this would likely form part of the sense of place and uniqueness of the tourism/leisure offer – much in the same way as there are existing tourism facilities linked to activities such as fishing which are already located within the Borough. The diversification and enhancement of an existing leisure facility to facilitate a tourist development is considered to be an exceptional circumstance in accordance with Policy 9 of the SELLP. The proposed use could not reasonably be provided within a town or village location due to the scale and the nature of the proposal as a form of holiday accommodation linked to the leisure offer and characteristics of the site, and as such the proposal is considered to meet the requirements of Policy 9 of the SELLP.
- 7.10 Concerns have been expressed regarding the number and type of caravans, along with the nature of their occupancy. The application is proposing to provide holiday accommodation only, on an all-year-round basis, and the supporting information submitted includes a management document (including site rules) which is comprehensive in nature and seeks to demonstrate that the proposed tourist facility will be a high quality resort set within a mature woodland setting, and one which will be controlled through site rules and regulations. Planning conditions can be imposed to regulate the occupancy of the units to ensure that they are for holiday purposes only, and also to regulate the overall number and general location of the caravans in accordance with the submitted documents. Overall, subject to the imposition of appropriate conditions as set out later in this report, Officers consider that appropriate controls could be put in place to ensure that the units are occupied for holiday purposes only. It is also recognised that an informative be added which highlights the Councils expectation that the site should be managed in line with the management document presented in order to ensure a high quality offer results from this permission.

- 7.11 It must also be remembered that there is already existing tourism accommodation on this site, and it is used for multiple purposes alongside the primary use. Further, there are also other examples of tourism accommodation within the immediate vicinity, of a range of styles and qualities. This adds further weight to the consideration that the principle of the proposed use is an acceptable one in this location, subject to full consideration of the direct and in-direct impacts of the proposal as set out later in this report. It is noted that some other forms of tourism accommodation operate restricted seasons by virtue of planning conditions, this can result from factors such as flood risk mitigation, to previous planning policies. In this case, there is no policy reason why the accommodation should not be all-year-round occupancy per-se, unless of course there is a requirement in relation to other matters such as flood risk.
- 7.12 Concern has been expressed by the Parish Council over the number of units on the site and that there should be a cap on the number of units. Concern has also been expressed with regards to the site being used by touring caravans. The proposed development is for a high-quality holiday resort with permanent pitches as opposed to a touring site. A condition can be imposed to ensure that there are no more than 300 caravans on the site and that the site cannot be used for touring caravans or camping. A condition is recommended to be imposed to restrict the occupancy of the caravans to ensure that they do not become permanent residential properties. Equally, it must also be remembered that the operation of the site as a caravan site is covered by the Caravan Licensing regime which is administered by Environmental Health, thus the Council would retain an additional layer of regulation.
- 7.13 Overall, Officers consider that the principle of the proposal would be in accordance with Policy 1 and 9 of the SELLP and the requirements of the NPPF, subject to the consideration of all other factors.

#### Impact on existing sports facilities

- 7.14 The application proposes the change of use of part of an existing golf course to provide up to 300 caravan pitches. The caravans are to be sited on the western part of the golf course with the remainder of the course being retained and the internal reconfiguration of two of the existing holes to provide a nine-hole golf course. The driving range will also be retained along with the golf club house and facilities.
- 7.15 Policy 32 of the SELLP, Community, Health and Well-Being, states that the redevelopment or change of use of an existing community facility will be permitted only if an assessment has been undertaken which has clearly shown that the facility is:
1. a. surplus to requirements; or  
b. not economically viable; or  
c. unfit for purpose; and  
d. in the case of recreational open space, does not make an important contribution in amenity, visual or nature conservation terms; or
  2. the loss resulting from the proposed redevelopment or change of use will be replaced by equivalent or better provision (in terms of quantity and quality) in a suitable nearby location; or
  3. (in the case of sports facilities or recreational open space) the redevelopment or change of use is for alternative sports or recreational provision, the need for which clearly outweighs the loss.

The NPPF, paragraph 97, states that existing sports and recreational land should not be built on unless the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

- 7.16 The applicants have advised that the existing golf course is in economic decline and that proposal would enable the diversification of Boston West Golf Course through providing tourism facilities to boost the economic performance of the existing site and secure its long term vitality. Nine holes of the course will be retained, as well as the driving range.
- 7.17 Following submission of a viability and needs assessment, Sport England have reviewed the application and are supportive of a project that aims to reinvigorate the facility from a golf perspective. The applicants have also submitted an email from Golf England who states that *'the initial plan to reduce the course to 9 holes produces an opportunity to provide shorter, different formats of the game, in line with our 'Ways to Play' guidelines, that could attract and introduce new people to the game from in and around the Boston area'*. This is reflected in the layout plans presented which only show caravans to be sited on one half of the course, allowing for the retention of the existing driving range and a 9 hole course.
- 7.18 Sport England have expressed some concern over the size of the swimming pool which is to be within the proposed 'Hub' building. The details of the hub building are reserved for future consideration, however, it is unlikely that the pool within the hub will be greater than 20 metres in length. A condition is however recommended to enable full consideration of this, should a pool bigger than 20m be proposed at the Reserved Matters stage.
- 7.19 The application proposes the provision of a new leisure facility, in respect of the caravan pitches, and would retain and enhance a nine-hole golf course. The enhancement of the facilities and provision of new leisure/tourist facilities is considered by Officers to outweigh the loss of part of the golf course. The proposal would be in line with Policy 32 and the provisions of the NPPF.

#### The proposal's impact on the character and appearance of the area

- 7.20 This application seeks permission for the partial change of use of the golf course for the siting of up to 300 caravans with associated access, parking, road networks and landscaping and outline planning consent for a 'Hub' building to the southeast of the development site. The various associated works to the site to create SUDs features, roads, parking areas, and landscape features are internal to the site.
- 7.21 Policies 2 and 3 of the SELLP require that development is assessed in terms of its size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses as well as the high quality of design. Section 12 of the NPPF, Achieving well-designed places, is also considered relevant in the consideration of the application.
- 7.22 The application site comprises of a golf course which is bounded by the A1121, to the south and the B1192 to the east. Beyond these routes and to the north and west the site surrounded by agricultural fields. The site currently comprises a golf course, driving range and clubhouse, which includes a restaurant and bar, a hotel, and associated infrastructure. The wider golf course area is enclosed by vegetation

of varying quality and density which mainly comprises native hedgerow and predominantly deciduous woodland. The golf course is generally flat with localised undulations associated with golf related activities and is generally well wooded in between the fairways, greens and tees. None of the existing trees or landscape features are subject to any formal protection and the site is best characterised as being a managed landscape.

- 7.23 A Landscape and Visual Appraisal has been submitted with the application which concludes that *“there would be an inevitable effect on the land use and landscape character of the site itself as a consequence of the proposed development due to the loss of part of the golf course and practice greens, however much of the site’s green infrastructure would be retained surrounding the development proposals. As a result of the landscape mitigation proposal and the careful retention of existing features, there would be beneficial effects upon vegetation and water features in the longer term”*.
- 7.24 The proposed siting of the caravans would be to the west of the site with the remainder of the site being retained as a nine-hole golf course and driving range. The caravan pitches are to be sited in the main within the existing fairways, and within existing mature groups of trees, where possible, with enhanced landscaping proposed within the site and on the outer boundaries. The development would be visible from publicly accessible locations but due to the scale of the development and nature of the units proposed Officers consider these will be localised and limited. The application also proposes to mitigate the impact of the development with additional planting and landscaping to the periphery of the site which again Officers consider would negate some of the impact of the development.
- 7.25 Additional information has been submitted providing examples of the type and design of caravan units and each unit will be provided with a parking space. In terms of scale, the proposed masterplan details the single units would be 3.7m in width and 12.5m in length, and the larger units would measure 6m in width and 12.5m in length. All caravan units would be single storey, and the applicants advise that they would all comply with the definition of a caravan as set out in the Caravan Sites Act 1968. However, it is clear from the information provided that the units proposed are not typical static caravans, they are of a lodge style, and that their appearance has been chosen to present a high quality solution, but also to ensure that they visually blend into the landscape of the site. Thus it is considered by Officers, in views from public areas, the units themselves would not be prominent, and would in many ways contribute positively to the character of the site and the overall sense of place in terms of creating a high-quality tourism offer for this site and the Borough.
- 7.26 It is acknowledged that the siting and use of up to 300 caravan pitches would alter the appearance of the site, however, Officers consider that the nature of the proposal is one which would assimilate with the rural character of the area and mitigation is proposed to reduce the visual impact of the proposal. Officers consider that any change to the area is unlikely to cause significant harm in terms of the character and appearance of the area, and any harm that would result must be weighted in the planning balance against the other positive aspects of the scheme. Appropriate conditions are recommended in order to ensure that any impacts arising from the development in respect of character are appropriately mitigated.

- 7.27 A sales area and show units are proposed to the southeast of the site, towards the junction with Langrick Road and the A1121. It is noted that this area is potentially the most noticeable area for change to take place, particularly in view of the intended use of this area. The illustrative layout plan shows areas of planting on this prominent corner and due to the low lying nature and scale of the buildings proposed this area is unlikely to harm the character and appearance of the area. In addition, many of the views in this area are transient ones. Whilst this would result in visual change, Officers consider that this would be unlikely to be harmful in nature. It is recognised that there may be a desire for advertisements to be located within this area, these would however be subject to separate consideration under the Display of Advertisements regime. Furthermore, lighting may be required in this location and while no lighting scheme has been submitted with the application it is anticipated the proposed lighting will be low-level, except from around the hub building, where brighter lights will be required in the interest of public safety. Any proposed lighting strategy could be secured via means of conditions.
- 7.28 The application also seeks outline planning permission for the erection of a 'Hub' building to the frontage of the site. The original submission stated that the building would measure 80m by 80m by 11m and would have a maximum floor space of 12,000sqm. An amended indicative layout plan has been submitted which shows how the Hub building could be two separate buildings which are sited further into the site. Details of the appearance, landscaping, layout and scale are reserved for future consideration. This application therefore seeks to establish the principle of a Hub building in this position, of the maximum parameters identified, and containing the identified uses. There are many ways the final solution could be developed, and the Council would retain the ability to assess this in detail at the Reserved Matters stage, this would include matters relating to the design and appearance of the building(s) and its associated impacts. The Hub building(s) is proposed to be sited in relatively close proximity to other buildings within the site, including the clubhouse and driving range as well as the hotel to the north of the development. The proposed building will be viewed within a cluster of development and not as a stand-alone structure. Visually it is considered that it will alter this part of the development site, and would occupy a fairly prominent site, at the junction of the A1121 and Langrick Road. It is recognised that the existing buildings on site are noticeable from this area owing to the open nature of the frontages, however the buildings are not unduly prominent as a result of their scale, form, and position on site. It should be noted that having a high quality solution on this prominent junction could potentially have beneficial effects in terms of demonstrating the high quality nature of the destination proposed and the attractiveness of the place, although care must be taken to develop the right end solution which strikes an appropriate balance which is suitable for this sensitive frontage. Subject to suitable design and appearance it is not considered that the Hub building in the indicated location(s) would result in significant harm to the character of the area. Appropriate conditions can be imposed to control and shape any future reserved matters submission. In addition, the Hub building would have a relationship with the existing developed form on the A1121 and Langrick Road, which is occupied by existing residential properties and other buildings such as the Community Centre. The Hub would also be likely to be visible from the railway bridge and from the core part of Hubberts Bridge to the south. Again, all of these impacts can be fully considered and taken into consideration during the detailed design of the Hub building(s) and assessed at the Reserved Matters stage. In principle therefore, no objection is raised to the position of a Hub building in this general location.



- 7.29 Based on the above assessment it is considered that the proposed caravan site and Hub building appears acceptable in principle and the proposal is unlikely to adversely impact on the general character and appearance of the area. For these reasons, subject to conditions, the proposal accords with Policies 2 and 3 of the SELLP and the intention of Section 12 of the NPPF.

The proposal's impact on heritage assets

- 7.30 The application site lies detached from Hubbert's Bridge which lies to the south and the site is not located within a designated Conservation Area.
- 7.31 There are no Listed Buildings within the site, however, to the southwest of the site is a group of Listed Buildings: Hubbert's Bridge Farmhouse; Barn to Hubbert's Bridge Farm; and the Kitchen Garden Wall to Hubbert's Bridge Farmhouse. All of these are designated as Grade II. The application has been supported with a Heritage Statement and amended plans have been submitted to address the initial concerns of the Conservation Officer.
- 7.32 Full planning permission is sought for the partial change of use of the existing golf course for the siting of 300 caravans and outline planning permission is sought for the development of a Hub building with matters of appearance, landscaping, layout and scale reserved for future consideration – Members' attention is drawn to the comments in the preceding section regarding this element of the scheme.
- 7.33 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') requires the Local Planning Authority to pay special regard to the desirability of preserving listed buildings and their setting. In this context, the objective of preservation is to cause no harm, and is a matter of paramount concern in the planning process. This statutory duty sits above the policy objectives identified within the earlier section of this report. Beyond this, where harm would be caused, there is a necessity to establish the extent of that harm and consider this within the policy context. Policy 29 of the SELLP states that proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building. This is reiterated in Section 16, Conserving and enhancing the historic environment, of the NPPF.
- 7.34 In practice, this requires a methodical approach to be followed, wherein the relevant assets which would be affected are identified, along with their significance. Consideration can then be given to any effects on this significance resulting from the proposals, which may be further reduced through mitigation. If harm is identified, it is then required to establish the scale and extent of such harm, before moving on to matters such as planning balance and weighing the public benefits arising against any identified harm.
- 7.35 The site currently comprises a golf course, driving range and clubhouse, which includes a restaurant and bar, a hotel, and associated infrastructure. The wider golf course area is enclosed by vegetation of varying quality and density which mainly comprises native hedgerow and predominantly deciduous woodland. The use of the site as a golf course has changed the landscape of the area and there have been number of additions to the site over the years, particularly ancillary buildings and the development of a hotel. These developments, the golf course and subsequent additions, are recognised as contributing to an evolved landscape

which has altered the character of the area and the setting of the adjoining designated and non-designated heritage assets.

- 7.36 The application is supported by a detailed supporting document relating to heritage and heritage impacts which has been fully considered by Officers, and the Council's retained Conservation Consultant – who has not objected to the proposals. The proposals have also been amended to address concerns raised, and to demonstrate the proposal's acceptability in relation to matters raised. It is considered that sufficient information has been presented to allow an informed view on the heritage impacts of this proposal to be taken.

*Impact of the change of use / siting of caravans*

- 7.37 The existing site has a close existing relationship with Hubberts Bridge Farmhouse, its associated barn and garden wall, all of which are Grade 2 Listed. However, the area within which caravans would be sited would be to the west, at a distance of in excess of 60m, and there would be various structures and vegetation between. As a result, it could be argued that the area within which the caravans would be sited, could impact on the setting of these assets and as a result, impact on their significance. Sited to the west of the development site the proposed caravans (individually) would be relatively small scale and integrated where possible into the landscape, sited within groups of established trees and additional planting where possible. When taken collectively, the development could result in considerable change to this area, however, it is considered that this would be undertaken in a sensitive way, and thus any impact arising would be reduced through various measures. Furthermore, the combination of the separation distances (over 60m) and presence of existing buildings would further reduce any impacts upon the setting of the heritage assets identified – particularly in relation to the visual relationship/connection between the assets and the area where the units would be sited. In addition, whilst the use of this area would be more intensive in nature than the existing use as a golf course, it is not considered that any impacts arising would be significantly greater or more adverse than presently could take place given the lawful and historic use of the site – which can and does include noise and general activity including those associated with events etc. which are held at the site. The application also includes the provision of various mitigation and enhancement measures including additional planting, and site controls which are integral to the proposals, all of which would mitigate impacts arising. When taken collectively, it is considered that the proposals for the siting of the caravans would have an acceptable relationship with the identified heritage assets, and any impacts which would arise following the implementation of all measures identified within the application would be minor in nature. In Officers' view therefore such impacts could result in harm to the significance of the heritage assets to the southeast, however, any harm arising is considered by Officers to represent less than substantial harm, and would be at the lower end of the scale. Any harm arising should therefore be weighed within the planning balance as set out later in this report.

*Impact of the sales area*

- 7.38 A sales area and show units are proposed to the southeast of the site at the junction with Langrick Road and the A1121. Due to the nature and scale of the sales area, additional planting proposed and the intervening distance separations to the heritage assets (in excess of 100m), the sales area would have only a limited impact on the setting of the group of Listed Buildings to the southeast. Any lighting in this area can be controlled by means of a condition to restrict the level of lighting

and any potential light spill onto the neighbouring heritage assets. Equally, given the relationship of this area with the listed structures at Elms Farm (in excess of 100m to the west), including the separation distances, existing boundary treatments etc., and the scale and nature of development that is proposed within the sales area, this would also only give rise to a limited level of impact. In both cases, Officers consider that the impact of this element of the development is unlikely to result in harm to the significance of the identified heritage assets, and in the worst case would result in less than substantial harm (at the lower end of the scale), which could be weighed within the planning balance.

*Impact of the outline elements (including the hub building)*

- 7.39 Concern has been expressed by the Conservation Officer in terms of the proposed hub building. The concern was due to the size and scale of the building and its location immediately adjacent to the A1121 and Langrick Road junction, and that this would adversely affect the character of the area by irreparably eroding the positive architectural characteristics of the local vicinity and that it would affect the setting of the adjacent listed buildings by affecting the experience of the heritage assets from the principle access roads. The 'hub' building has been applied for in outline only with details of appearance, landscaping, layout and scale reserved for future consideration. In order to alleviate the concerns of the Conservation Officer an amended masterplan has been submitted to illustrate another way in which the proposed development could be accommodated on-site. The revised masterplan indicates two hub separate buildings, positioned further in-site, more closely related to existing buildings, with increased planting. In addition, images of what the design of the building would take inspiration from, including appropriate materials, have been submitted to demonstrate that the building could assimilate with the landscape and application site.
- 7.40 The Conservation Officer, has advised that whilst the information improves the situation as it gives a clear steer on the nature of the development there is still concern over the size, materials, design and landscaping. The concern remains that the impact of the proposals on the character of the area and the undesignated heritage assets of the area still has not been thoroughly tested. The details of the building are to be considered at the Reserved Matters stage and whilst there is concern, the Conservation Officer is satisfied that these matters could be dealt with at the detailed stage. Furthermore, detailed conditions and discussions will be required to ensure that the proposals are innovative and enhance the local area, rather than risk impacting negatively upon it.
- 7.41 It must be remembered that no matters pertaining to the 'hub' are to be fixed at this stage. There is therefore potential for these matters to be further examined and considered as the proposals for the 'hub' are developed and refined. It is considered by Officers that in principle the development of a 'hub' within the broad parameters identified could be accommodated on the site without having a harmful impact upon the nearby listed buildings or their settings. Given the outline nature of the proposal it is considered appropriate to adopt a cautious approach and conclude that harm could occur but in light of the information provided to date, Officers view this could be less than substantial harm which must therefore be weighed within the planning balance. It is Officers' consideration that any harm would be likely to be at the lower-end of less than substantial harm and would not have a significant impact on the adjoining Listed Buildings or their settings. This is in part informed by the extent of change that has taken place within the locality over time as part of an evolving landscape. Officers therefore conclude that subject to

suitably worded conditions the proposed 'hub' building would be acceptable in principle and could be designed so as not to adversely impact on the architectural characteristics of the local vicinity or the significance and setting of the adjacent listed buildings. For these reasons, the proposal appears to accord with Section 66 of the Act, Policy 29 of the SELLP and the intentions of Section 16 'Conserving and enhancing the historic environment' of the NPPF.

#### *Summary in relation to impact on built heritage*

- 7.42 A heritage impact assessment has been submitted with the application which concludes that there would be no direct impact on built heritage, but the proposals could impact on the setting of a number of assets. The report concludes that the scheme would not result in any harm to the significance of assets identified.
- 7.43 Officers consider that there are existing relationships between the site and the nearby heritage assets, and the proposed development could have an impact upon the significance of those assets, most notably the heritage significance of Hubbert's Bridge Farmhouse Grade II Listed Building and associated listed structures.
- 7.44 Officers consider however that the proposals for the change of use to allow the siting of caravans has been considered in a sensitive way, with mitigation measures proposed. Therefore whilst impacts could arise from this element of the proposals, such impacts are likely to only give rise to less than substantial harm, and that any harm would be at the lower end of the scale. This harm may therefore be weighed within the overall planning balance as set out later in this report.
- 7.45 Turning to the sales area and 'Hub' building, there is potential for these elements of the proposal (located closer to the frontages of the site) to impact on the setting and significance of both designated and non-designated assets by virtue of change that would occur in this area. Whilst the submitted heritage impact assessment concludes that there would be no harm, Officers have applied a cautious approach and conclude that there is potential for harm to the setting of designated and non-designated assets to occur as a result of change in these areas, and as such there may be some impact on the setting of the adjoining listed buildings. However, having considered all of the relevant detail accompanying the application, Officers consider that in the worst case scenario, such harm would be considered as less than substantial harm to the significance of the designated heritage assets, and would likely to be at the lower end of that scale. It is therefore considered necessary, in line with paragraph 196 of the NPPF, that this harm should be weighed against the public benefits of the proposal. In this instance the benefits of the proposal; the economic, environmental and social benefits, and the mitigation measures proposed, in terms of landscaping, would outweigh any identified harm, and more consideration of this is given within the later sections of this report.

#### *Impact on archaeology*

- 7.46 Heritage Lincolnshire have advised that the site lies in an area of archaeological interest. Cropmarks, including field systems, have been recorded in the area together with finds of Romano-British pottery. Listed structures (Grade II) are recorded adjacent to the proposal at Hubbert's Bridge Farm and in the wider area and a Romano-British ditch and a possible building (identified from cropmarks) and finds of Romano British pottery are recorded in proximity to the north and west of the development area. A find of Roman pottery has been recorded within the proposed area. The archaeology adviser has stated that given the potential for

archaeological remains it is recommended that a scheme of archaeological work is required to determine their presence and character, in line with paragraph 189 of the NPPF.

- 7.47 The applicant has advised that the proposed caravan holiday homes are to be sited on a permanent hardstanding to provide adequate support for the unit. The hardcore base will be to a depth of approximately 150mm. The bases will also be on land which has previously been landscaped as a golf course and which has been subject to considerable previous earthworks and excavations and is best described as made up ground. It is their belief that as a result of these factors, the presence of or impact upon features of archaeological interest would be unlikely. Officers are in agreement with this opinion and approach. It is considered that the ground works would be limited and due to the current use of the site it would not be considered reasonable to require trial trenching for the proposed caravan units. It would be more reasonable to impose a condition to require the presence of an archaeologist whilst undertaking only the most intrusive ground works, which would relate to excavations associated with features such as the new ponds on the site. Given this, it is considered unlikely that any harmful impacts would arise in connection with these heritage assets.
- 7.48 Outline planning permission is sought for the erection of a hub building to the southeast of the site which would require more significant ground intrusive works as it would be a larger scale building(s). On this basis, given the fact that the site has potential for archaeological remains, a condition requiring a scheme of archaeological work for the hub building to determine the presence and character of archaeological remains is considered reasonable and necessary. Subject to the imposition of this condition, it is considered that it is unlikely that any harmful impacts would arise in connection with these heritage assets.

*Summary in relation to impact on heritage assets*

- 7.49 It is considered by the applicants that the proposed development taken as a whole is unlikely to adversely impact on any designated heritage assets and would not result in any harm. Whilst Officers are in general agreement with the sentiment of the applicant's position as set out in the supporting information, Officers do consider that there is potential for some impacts to occur and such impacts could be harmful. Applying a cautious approach given the overall scale of the proposals and the outline nature of the hub building, Officers are of the view that some harm to the significance of designated and non-designated assets may occur. However, such harm would be likely to be less than substantial (and indeed would be at the lower end of that scale) when taking in to consideration the full content of the application and mitigation measures proposed. Such impacts may be outweighed within the planning balance as set out later in this report. For these reasons, subject to conditions, the proposal is in accordance with the requirements of the 'the Act', Policy 29 of the SELLP and the intention of Section 16 of the NPPF.

Highway safety and car parking

- 7.50 The main vehicular access into the site would be to the east from Langrick Road which is the current access serving the golf course, club house and hotel. No changes are proposed to the access and internally existing and new access roads will be created within the site to serve the caravan pitches. It must be remembered that this existing access currently serves the golf-course as it has historically, including when the site has been subject to events including tournaments and for

functions such as conferences and weddings which take place at the site. The site also benefits from a further entrance road to the north on to Kirton Drove. The application is supported by a Transport Statement which seeks to identify the existing level of impact and also considers the impact of the proposed development.

- 7.51 Whilst concern has been raised by various parties in relation to highway safety and congestion arising from the development, in particular at the junction with Hubbert's Bridge, the Highway Authority have advised that there would only be a small increase in traffic associated with the development. The Transport Statement (para. 7.10) indicates 3% in the am peak and 7.7% in the pm peak. They also advise that the County Council have over many years reviewed the operation of the Hubbert's Bridge junction and it has been considered that there is no reasonably appropriate way that the junction layout could be significantly modified to improve capacity. Signalisation and roundabout options have been considered, but given the constraints such as the railway crossing these are not practical and the implementation of speed cameras and local widening has been introduced to improve safety and accommodate the turning movements better. It is therefore considered that the most appropriate way to mitigate the traffic impact is to encourage sustainable modes as far as possible and the Highway Authority have requested a contribution towards the CallConnect bus service, since existing services in the area are limited. It is therefore concluded, subject to the contribution requested, that the proposal would be acceptable in relation to highway safety.
- 7.52 Officers recognise the concerns of local people, including the Parish Council, and recognise that the junction at Hubberts Bridge on to the A1121 is less than ideal owing to the layout and physical constraints of this junction. However, Officers have no reason to conclude a contra-view to that of the specialist advice provided by the County Council as Highway Authority. It is therefore considered that subject to conditions and the provision of the contribution identified being secured through a S106 agreement, the scheme is acceptable in terms of highway impacts.
- 7.53 The Parish Council have raised concern over the lack of footpaths and the crossings from the site into Hubbert's Bridge to use the local facilities, such as the Wheatsheaf Pub. The application is not proposing any additional connective links and the concern of the Parish Council is noted. There is a footpath on Langrick Road, whilst it does not extend as far up as the golf course entrance, it does provide some access from the site to the village. Equally, while there is no formal crossing point in this location, this is not uncommon in a countryside location such as this, and as such does not necessarily indicate that the development proposed would be unsafe. The Highway Authority have not objected to the proposal and in light of any evidence to the contrary, Officers consider that a refusal of the development on this basis would be unlikely to be sustainable at Appeal.
- 7.54 Policy 36 'Vehicle and Cycle Parking' provides minimum parking standards for various types of development. Annex 6 of the SELLP provides details on the level of car parking and cycle parking expected and for caravan and leisure facilities will be assessed on a case by case basis. Each pitch is to be provided with a parking space and to the frontage of the site, around the hub building, there would be some parking provision. Due to the nature of the proposed use the level of parking for the caravan pitches is considered to be acceptable and there is adequate space for parking for the 'hub' building which would broadly be in the location of the existing parking facilities which would continue to serve the leisure offer. Overall, it is considered that an appropriate approach to parking provision has been taken,

there is sufficient space and scope to manage parking within the site, and the development appears to be in accordance with Policy 36 of the SELLP and associated Annex 6.

#### Impact on ecology

- 7.55 The application is accompanied by an Ecology and Protected Species Survey, a further two supplementary reports have been submitted during the application which extended the survey across the whole site and an additional survey of Great Crested Newts and Water Voles.
- 7.56 The supplementary report included a preliminary roost assessment, for bats, which concluded that there are no trees on site suitable for use by roosting bats and the three buildings (Clubhouse, driving range and Hotel) were all assessed as having negligible potential for use by bats, and will not be affected by works. The submitted assessment goes on to state that the site has moderate potential for foraging bats and low potential for commuting bats. The report recommends provision for habitat retention, habitat creation, the provision of bat boxes and the commitment to design an appropriate lighting scheme in order to avoid or minimise and adverse effects on bats, all of which is supported.
- 7.57 A Great Crested Newt (GCN) and Water Vole Survey has also been submitted in response to comments from the Ecology Consultant. The additional information has been assessed by the Ecology Consultant, who concludes that the applicant has provided sufficient evidence to support the conclusion that GCN and Water Voles are unlikely to be present on site.
- 7.58 The site has been identified as lying within the Impact Risk Zone of The Wash Site of Special Scientific Interest (SSSI). The submitted surveys have been assessed by Natural England and the Council's Ecology Consultant, who have raised no objection to the proposal and are satisfied that the development will not have significant adverse impacts on The Wash Site of Special Scientific Interest (SSSI).
- 7.59 Policy 28 of the SELLP seeks to ensure that all development proposals provide an overall net gain in biodiversity. The scheme proposes ecological enhancement. The proposal has been assessed by Natural England, Lincolnshire Wildlife Trust and the Council's Ecology Consultant who have all raised no objection to the proposal subject to the requirement of a Construction Ecological Management Plan (CEMP) and the delivery of the various measures included within the application to mitigate the impact of the development and promote/enhance biodiversity at the site. This can be secured via means of conditions. Based on the above assessment it is considered that, subject to conditions, the proposal would accord with Policy 28 of the SELLP and the intentions of Section 15 'Conserving and enhancing the natural environment' of the NPPF.

#### Impact on trees and landscape

- 7.60 The application site is currently occupied by an 18-hole golf course which includes areas of mature landscaping, trees and natural vegetation. None of this is subject to formal preservation orders. The application proposes to change the use of part of the site to accommodate up to 300 caravans and a hub building. The submitted Design and Access Statement states that the proposal has been 'landscaped-led' with the proposed caravans and access roads directed to the existing fairways of the golf course, which are defined by tree coverage and therefore form discreet

'cells' of development. It goes on to state that this approach has been adopted in the interests of maintaining the condition of the existing site vegetation coverage and for environmental sustainability. The application has been supported by a Tree Plan and an additional tree report has been submitted at the request of the Council's Arboricultural Consultant.

- 7.61 Following the initial Arboricultural Consultant's advice changes to the site layout were made to maximise the use of available space while resulting in reduced tree loss, a full revised Arboricultural Impact Assessment in line with BS5837:2012 was also submitted. The Council's Arboricultural Consultant has advised that whilst the amended layout did not fully take on board the comments in terms of minimising tree loss it is appreciated that a balance has to be struck in terms of maximising site usage. The layout has been amended in an attempt to retain as many groups of trees as possible and as such retain the value. On balance, it is considered that a reasonable attempt has been taken given the overall condition of the individual trees. The revised site layout is therefore considered to be an improvement and subject to the imposition of conditions, in relation to compliance, full landscape plan and a minimum 5-year management plan, the proposal would accord with Policy 28 of the SELLP and the intentions of Section 15 'Conserving and enhancing the natural environment' of the NPPF.
- 7.62 To the south east of the development area is the proposed 'Hub' building which has been applied for in outline and as such the details are reserved for future consideration. As such no meaningful information has been submitted in respect of trees and landscaping. There is no objection to the principle of development in this area, subject to the imposition of conditions to ensure that tree related matters are identified and the trees within the Hub area are seen as a material consideration within the design process for this building. Again, this can be revisited at the Reserved Matters stage.
- 7.63 Overall, the landscape and arboreal value of the site would not be significantly changed and any negative impacts would not give rise to significant amenity impacts and could be appropriately mitigated and managed through the imposition of appropriate conditions. The scheme includes for a landscape-led approach, and there is potential for additional tree planting to make a positive impact upon the environment of the site. Based on the revised layout plan and submitted details it is considered that, subject to conditions, the proposal would accord with Policy 28 of the SELLP and the intentions of Section 15 'Conserving and enhancing the natural environment' of the NPPF.

#### Flood risk and drainage

- 7.64 The application site lies within Flood Zone 3a which has a high probability of flooding and the proposed use of the site for the siting of caravans is classed as a more vulnerable use. The application is supported by a flood risk and drainage report and includes a sustainable drainage system. Following consultation with the Environment Agency, LLFA and the drainage board an amended application form has been submitted and an addendum to the Flood Risk Assessment (FRA) stating that foul drainage is now to be connected into the public sewerage system close to Hubbert's Bridge Community Centre. The caravans are to be sited with the ground floor level raised 500mm above the natural ground level to a minimum of 3.00mODN.



- 7.65 The application has been assessed by the relevant drainage authorities and the Environment Agency and no objection is raised, subject to the imposition of conditions. The FRA also includes a Sequential and Exceptions Test, which has also been considered appropriate. Policy 4 identifies that consideration should be given to the Sequential and Exceptions Tests in order to encourage the use of sites which are at a lesser risk of flooding. The Planning Statement identifies the specific requirement for this proposal in this location as part of the diversification of an existing leisure site, and that the proposals would support the existing business and its economic viability. These statements are not disagreed with. Further (and as discussed under the Principle section of this report), Officers would advise that there can be no denying that this proposal is making use of an existing site, therefore could be considered preferable to the use of an un-developed greenfield site even if there are differences in flood risk vulnerability. Therefore, it is considered that the proposals would be in general accordance with the requirements of policy 4 in this regard, and in general terms, there are a number of factors including the economic benefits arising which would outweigh any perceived lack of compliance with the policy. As such, there is no objection to the proposal from a drainage and flood risk perspective.
- 7.66 From a flood risk perspective, there is no reason why the accommodation proposed should not be all-year-round holiday accommodation. This is owing to the particular circumstances of this case including site levels and the FRA that is proposed including the identified mitigation measures which would be secured by conditions.
- 7.67 Based on the above assessment it is considered that, subject to conditions, the proposal would accord with Policy 4 of the SELLP and the intentions of Section 14 'Meeting the challenge of climate change, flooding and coastal change' of the NPPF.

#### Impact on neighbour's amenity

- 7.68 Policy 2 of SELLP states that development will only be permitted where there is no impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion, and Policy 3 states that residential amenity should be secured. Section 12 of the NPPF, Achieving well-designed places, is also relevant; in particular paragraph 127 which seeks to ensure development creates a high standard of amenity for existing and future users. Due regard is given to the established lawful use of the site, which has historically seen various events and functions held at the premises.
- 7.69 There are dwellings to the south of the site on the A1121 which may be impacted by the development. This group of dwellings includes Listed Buildings identified earlier in this report and also a series of farm buildings. The caravans are to be sited to the west of the existing farm and large agricultural buildings, and would be sited some distance from the residential properties to the south. Further to the southwest/west of the site is a group of dwellings and a large nursery on the A1121, these would be separated by some distance with intervening mature landscaping and a lake separating the dwellings from the proposed caravan pitches.
- 7.70 The proposed caravan units are relatively small in scale and would all be single storey. All of the units proposed would be set away from the boundaries (with the closest being approximately 10m to the common boundary). Due to the nature of the development and distance separations/landscaping proposed Officers consider

the proposal would not have any overbearing or over dominant impact on residential properties to the south and southwest nor would it result in any loss of privacy.

- 7.71 To the north of the site is a single detached dwelling which is accessed via a shared access to the site from Kirton Drove, essentially this dwelling reads as part of the course and was historically connected to it. The property would be separated from the proposed caravans by mature landscaping and some distance separation (in excess of 10m to the common boundary). The main outlook of this property would remain over the golf course and open countryside to the west. Again, due to the nature of the development, size and scale of the units proposed and distance separation it is not considered by Officers that the proposed caravans would have any adverse impact on the occupants of this property.
- 7.71 Overall it is Officer's opinion that the proposed siting and design of the caravan units will not have any adverse impact on the occupants of adjoining residential properties in terms of overlooking, loss of privacy or an overbearing impact.
- 7.72 To the southeast of the site is a collection of dwellings on the opposite side of Langrick Road and further to the south on the opposite side of the A1121 and railway line is the village of Hubbert's Bridge. These are most likely to be impacted upon by virtue of the hub (for which outline permission is sought) along with the sales area. The indicative layout shows how this area would be developed, and enhanced landscaping is shown on the indicative layout to the southern and south eastern boundary which would mitigate the impact of the proposed building in relation to the adjoining properties. Officer's consider the proposed distance separation (in excess of 20m) and intervening highway/railway would ensure that the proposed building would not have any adverse visual or privacy impact on residents to the south and south east.
- 7.73 Regarding general activity associated with the site and noise and disturbance matters, it is recognised that the change of use of part of the golf course and creation of a 'hub' will increase visitors to the site which could have an impact on respect of noise levels. Although it is acknowledged that there is and has been an existing level of noise associated with the operation of the golf course and its associated activities which can and does result in some significant impacts for example noise associated with weddings/functions/events at the site. It is accepted that there would be likely to be a change in the nature of the noise from the site, most notably from children playing and use of the outdoor space around the caravan units. Therefore, there will be potential for an increase in noise from the site. However this would be mitigated in part by the presence of landscaping and the areas within which such activities take place, but would also be managed by a number of the measures proposed by the applicant. In overall terms, Officers do not consider that such impacts would have any significant harmful impact on the amenities of adjoining properties. The application has been assessed by Environmental Health who have raised no objection to the proposals as a whole, but have advised that details in respect of noise and hours of operation of the Hub may be required at the reserve matters stage. This can be controlled by means of a condition. In addition, it would be in the interests of the operator of the site to manage the site appropriately to ensure it is of high-quality in line with the vision that they have identified, and in any event, other statutory non-planning regimes would remain in force should any nuisance impacts occur.

- 7.74 Policy 30, Pollution, of the SELLP, states that development proposals will not be permitted where, taking account of any proposed mitigation measures, they would lead to unacceptable adverse impacts upon noise and light levels. Concern has been expressed with regards to noise levels, particularly in relation to the 'hub' and entertainment. Details of the 'hub' are reserved for future consideration including open hours and any noise attenuation that might be required. As stated, Environmental Health have raised no objection but have advised that further details will be required, including a noise assessment which can be controlled by means of a condition. In addition, the supporting information identifies that the site would be appropriately managed, with terms and conditions applicable to all occupants and users of the site (and their guests). Equally, this building would be likely to be subject to other statutory non-planning regimes including Licensing, and also the Environmental Protection Act should any adverse impacts occur. Overall therefore it is considered that these concerns have been appropriately considered and would be unlikely to give rise to sustainable reasons to refuse this current proposal.
- 7.75 There has also been concern expressed lighting, particularly as this is a rural area and the increase usage of the site. Policy 30 of the SELLP relates to unacceptable light levels and whilst no lighting scheme has been submitted with the application the applicants have stated that it is anticipated the proposed lighting will be low-level, except from around the hub building, where brighter lights will be required in the interest of public safety. Where brighter lights will be used, these will be directional to minimise light spill. Any proposed lighting strategy can be secured via means of conditions.
- 7.76 Concern has been expressed with regards to the boundary treatment of the site, in terms of security and access restrictions, as well as growth and maturity, with concern that users of the site may stray onto neighbouring land which is utilised for farming. A boundary treatment plan has been submitted showing the proposed treatment of the boundaries relating to the area subject of the change of use, this is further supported by detail within the application which highlights the intention to create managed buffers to the neighbouring boundaries to prevent such impacts occurring. To the west, south west and southern boundary it is proposed to reinforce the existing vegetation and trees as well as additional planting along with understorey planting. To the adjacent properties to the east of the site, subject of the change of use, there would be additional planting with native shrubs and trees. Along the northern boundary would be a mixed hedgerow with rabbit proof fencing and stock fencing to enclose the site but to retain the views of the wider landscaping. Internally along the eastern side (to the golf course) would be a knee rail and hand gates for access. It is considered that the reinforced and additional planting would provide an adequate boundary to prevent access as well as the stock fencing to the north. The type, size and maturity of the planting will be controlled by means of a condition and will be required to be replaced within a specified time frame. It is considered that these physical measures, would be sufficient, when considered in conjunction with the proper management of the site to ensure that activities on site are appropriately managed to avoid any impacts on neighbouring properties. In the unlikely event that visitors/guests did stray on to neighbouring land outside of the site, this would be a civil matter between the parties.
- 7.77 Overall, given the aforementioned, it is considered that the development would be acceptable in relation to the impact on neighbouring amenity, the proposal would therefore accord with Policies 2, 3 and 30 of the SELLP and the requirements of the NPPF.

### Developer Contributions

- 7.78 Policy 6 'Developer Contributions' of the SELLP sets out the obligations for major developments that may be required to mitigate impacts of new development on local services and infrastructure.
- 7.79 The County Council, Highway/SuDs, have requested a developer contribution of £5000 p.a for 5 years (total £25,000) to mitigate the traffic impact of the development and to encourage sustainable transport. The request would support the CallConnect bus service.
- 7.80 The request is proportionate with the proposed development and is considered to be necessary and specific to the impact of the development. The applicants have confirmed that they agree to the developer contribution request. This is considered to meet the relevant 'tests' in relation to the imposition of planning obligations. An appropriate Legal Agreement is being actioned between the Council and the applicants to secure this, which would be required to be completed before permission is issued.

### Economic & Local Finance considerations

- 7.81 Policy 1(d) of the SELLP states that in the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits. Paragraph 8 of the NPPF states that achieving sustainable development requires the planning system to have three overriding objections: an economic objective, a social objective and an environmental objective. In addition, the Planning Practice Guidance indicates that Local Finance Considerations can be material to decision making. The application has been supported by an economic benefits report which identifies the economic benefits of the proposal. The main economic benefits identified from the scheme can be summarised as:
- Estimated spend: Once the scheme is complete, it is estimated to generate expenditure of £4.4 million per annum.
  - Gross Value Added: The scheme is estimated to generate around £2.3 million per annum in gross value added (GVA – a common proxy for economic output) for the economy.
  - Supporting permanent employment: The visitor spend associated with the 300 caravans will support an estimated 106 full-time equivalent jobs in the tourism sector and wider economy.
- 7.82 Furthermore, the report identifies that the proposed development would help to secure the economic vitality of the golf course and to ensure that no jobs would be lost given the general economic trend indicating decline in the economic performance of golf courses. It should be noted that the Council's Economic Development Manager has raised no concerns with the report presented and is generally supportive of the scheme.

- 7.83 Given the above, there is significant potential for the proposals to have a positive economic impact both directly and in-directly. In-direct impacts resulting from the operation of the site could be wide ranging in nature and potentially contribute significantly to the wider economy of the Borough and surrounding areas. There is policy support for the provision of proposals which support the economy and which support the function of tourism. As a consequence, it is considered that these factors should weigh significantly in favour of the proposal within the planning balance, and this would reinforce that the proposal would be in accordance with policies 1 and 9 of the SELLP and the NPPF in terms of economic benefits arising.

### Sustainability

- 7.84 At the heart of Policy 1 of the SELLP and the NPPF is achieving sustainable development in terms of economic, social/community or environmental benefits. Various policies within the SELLP also support these aims through the matters such as encouraging a high-quality design, ensuring flood risk is fully considered, reducing reliance on the need to travel and the inclusion of biodiversity enhancements.
- 7.85 The proposed is seeking permission for high-quality designed caravan units which are to be fully insulated, feature 'A' rated PVCu windows and doors, as well as low-energy lighting and improved ventilation. The proposal also includes a sustainable urban drainage system, including the re-purposing of existing ponds on the golf course. Whilst the development would require people to access the accommodation by cars, it is considered that the need to travel would be reduced through providing a mix of uses within the site and the implementation of a Framework Travel plan to encourage travel by sustainable means. An improved nine-hole golf course will be retained and driving range and the proposed hub building is to provide a diverse range of recreational facilities and an ancillary retail store would sell basic convenience goods. This will reduce the need to travel away from the application site for these goods.
- 7.86 The scheme would deliver significant direct and in-direct economic impacts, with the creation of a year round tourism destination (including accommodation and facilities). There is potential for visitors/users of the site to contribute to the economy of the Borough through accessing the various facilities, attractions and services found within the Borough including the town centre. The proposals would also directly create jobs associated with the operation of the site, as well as within wider supply chains. These are significant benefits arising.
- 7.87 Furthermore, the proposal has been designed to integrate into the existing site with minimal impact to existing trees and proposes enhanced landscaping. There would be limited impact on ecology within the site and the development includes improvements for biodiversity. There is significant potential for the site to deliver biodiversity net gain, and the application has demonstrated that there would not be any adverse impact upon protected species or designations, subject to the measures proposed.
- 7.88 In terms of sustainable travel, the application site is located in the open countryside but there is an existing leisure use on the site. However, the application site is located adjacent the Hubbert's Bridge Railway Station which enables the site to be connected to Boston town centre in a sustainable manner and the applicants have

agreed to support the CallConnect bus in the interests of encouraging sustainable transport and a travel framework is to be required. There is also access to appropriate routes for walking and cycling in the general locality which may be attractive to users of the site and the promotion of which can be reinforced through the travel framework. Furthermore, the proposed mix of uses on the site would reduce some of the need to travel. The applicants have also agreed to provide EV charging points within the site which again would be in accordance with the objectives of sustainability.

- 7.89 Overall, the proposal is considered to represent a sustainable development and would meet the requirements of Policy 1 and 31 of the SELLP and the requirements of the NPPF.

### Planning Conditions

- 7.90 Members will note that the conditions as set out below are broken into conditions which relate to the elements granted full planning permission and those elements granted outline planning permission. This is reflective of the hybrid nature of the application. The conditions are also issue specific, and thus there are some which are duplicated across both elements of the overall permission.

In summary the following matters are dealt with by way of conditions:

- Standard conditions relating to time limits
- Approved plans
- Drainage/Flooding
- Trees
- Archaeology
- Design Brief
- Noise
- Ecology
- Parking
- Limitation of use/occupancy
- Layout
- Landscaping
- Lighting
- Boundary treatment

- 7.91 In addition to the standard conditions which limits the life span of the planning permission and the approved plans, conditions are recommended which relate to drainage and flood risk, tree retention and protection, landscaping, biodiversity enhancement, boundary treatment, lighting and archaeology. Members particular attention are drawn to a series of conditions to be imposed which relate to the use, occupancy, number, and type of caravans on the site.

- 7.92 In devising the extent and wording of the conditions, due regard has also been given to the applicant's position in respect of the phasing of the delivery of the development. Clearly there is a desire, enhanced in part as a result of the Covid-19 situation, to commence the development as soon as practicably possible in order to deliver some units on site and generate income which can then be used to fund the remainder of the development. On this basis, the applicants have presented a phasing plan which seeks to allow development to take place in a controlled manner, whilst allowing further detail to be developed on technical matters such as drainage, ecology etc. The conditions have also been discussed with the applicants, who are in agreement with the proposed conditions.

7.93 Officers have carefully considered the proposed phasing arrangements in light of the various reports associated with the application and the comments of various consultees. This has then informed the wording of the conditions as proposed. This is important in order to ensure that an appropriate balance is struck between scheme viability, delivery, and the need to ensure the requisite mitigation and enhancement measures are secured.

## **8.0 Planning Balance**

8.1 Section 38(6) of the Act requires that proposals are determined in accordance with the development plan unless material considerations indicate otherwise. It is well-defined in case law that the development plan (in this case the SELLP) should be taken as a whole and it is for the decision-maker to weigh up the extent to which proposals are in accordance with/conflict with policies of the development plan and their objectives, along with all relevant material considerations. The weight attributed to each of these factors within the exercise is known as the 'planning balance'.

8.2 The proposal would support and enhance existing leisure facilities and would promote a strong visitor economy. Whilst it is acknowledged that the proposal would result in the partial loss of the golf course the supporting information has justified this loss. The proposal would offer a more rounded leisure facility with a nine-hole golf course and driving range of which there is a proven need. The provision of additional tourism accommodation is supported by policy 9 of the SELLP. Therefore, the principle of the development is considered acceptable and would accord with Policy 1 and 9. The scheme would make a significant contribution to the economy within the Borough. The proposal would also lead to the enhancement of existing leisure facilities and promote new tourism in line with Policy 32.

8.3 The proposed layout and scale of development would result in a level of change which may in turn result in a level of harmful impact arising. However, such impacts have been carefully considered and the scheme has been proposed with various measures to mitigate and manage any impacts arising. Whilst the proposal would alter and change the landscape this would be mitigated through measures including additional landscaping and restrictions imposed through planning conditions (i.e. those relating to scale of development and presentation of Reserved Matters submissions). The proposal would have the potential to harm the significance of both designated and non-designated assets. However, having considered this, Officers feel it is unlikely that any harm arising would be greater than less than substantial harm and would be at the lower end of the scale, particularly when considering the full content of the application and mitigation measures proposed. When taken as a whole, the development generally accords with the aims of the development plan in respect of these issues.

8.4 The overall scheme is unlikely to cause undue harm to the general character and appearance of the area. The scheme would result in a visual change to the area, however, these are considered minor in nature given the existing leisure use of the site and the improvements to the landscaping. Furthermore, the development can be achieved without a detrimental impact on the residential amenity of adjoining properties.

- 8.5 The environmental impacts of this development in relation to highway impact, ecology, trees, flood risk and general sustainability are considered acceptable and can be appropriately mitigated through the imposition of conditions. Therefore, the scheme would comply with policies 2, 3, 4, 28 and 36 of the SELLP.
- 8.6 It has been demonstrated that the proposal would provide economic benefits to the area and wider area, and that the development would be sustainable in terms of the economic, social and environmental objectives, all of these factors weigh in favour of the development that is proposed.
- 8.7 To conclude, when taken as a whole, it is the Officers' opinion that the scheme would be acceptable in the planning balance subject to the imposition of conditions as recommended, and in Officers' view, the scheme would be in accordance with the Development Plan when taken as a whole. Where any minor conflicts with the plan or minor material harm would occur these negatives would be outweighed by other material planning considerations, including the considerable economic, and environmental benefits that are likely to arise from the development.

## **9.0 Summary and Conclusion**

- 9.1 The proposal would result in a caravan and tourism development which would provide a significant contribution to the local economy and the tourist sector. The site is suitable for leisure development due to the existing use and the primary issues in the determination of the application have been fully assessed as identified above and found to be acceptable or would be acceptable subject to the imposition of the conditions recommended below. It is therefore recommended that the application be approved.

## **10.0 Recommendation**

- 10.1 It is recommended that Committee resolve to **GRANT** planning permission subject to the following conditions, informatives, and the conclusion of a Legal Agreement.

### **CONDITIONS AND INFORMATIVES**

#### **CONDITIONS RELATING TO FULL PLANNING PERMISSION FOR: Part change of use of the Golf Course for the siting of caravans with associated works including landscaping, hardstanding and access routes**

- 1 The development hereby permitted shall be begun before the expiration of four years from the date of this permission.

**Reason:** Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Unless varied by other conditions attached to and forming part of this decision, the development hereby approved shall be carried out in accordance with the following approved plans:
- Ref: P19-2767.006 – 'Location Plan'
  - Ref: P19-2767.015 – 'Red Line Boundary Plan Western Area'
  - Ref: P19-2767.16 – 'Boundary Treatment- Western Area Enlargement'
  - Ref: P19-2767.007 Rev C – 'Illustrative site layout'



- Ref: P19-2767.14 – ‘Typical Unit Layout’

And read in conjunction with the various recommendations of supporting documents which accompany the application including:

- Economic Benefits Report
- Foul Drainage Strategy
- Heritage Desk Based Assessment
- Ecology and Protected Species Survey
- Flood Risk Assessment
- Transport Statement
- Landscape Visual Appraisal
- Planning, Economic and Design and Access Statement
- Vitality and Needs Assessment
- Tree Report

**Reason:** To ensure that the development is carried out in accordance with approved plans in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

- 3 The change of use to allow the siting of caravans hereby permitted relates solely to the area within the red line denoted on plan reference P19-2767.015 – ‘Red Line Boundary Plan Western Area’. No caravans shall be sited outside of this area.

For the avoidance of doubt, no other similar structures / additions (e.g. camping pods), touring caravans, motor homes, tents, or other forms of temporary holiday accommodation, shall be sited anywhere on the site.

**Reason:** To ensure that the development is carried out in accordance with approved details in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

- 4 The development hereby permitted, in particular the layout of the site including siting of the caravans; layout and arrangements of access roads; position and scale of SUDS features and position and extent of areas of planting; should be undertaken in substantial accordance with the illustrative plans submitted, plan reference P19-2767.007 Rev C – ‘Illustrative site layout’.

**Reason:** In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily based on the details submitted with the application, in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

- 5 The development shall be implemented in substantial accordance with the phasing plan (dated 3<sup>rd</sup> July 2020) and supporting letter submitted on the 25<sup>th</sup> June 2020.

**Reason:** To ensure the development is in accordance with what has been applied for, in accordance with Policy 1 and 9 of the South East Lincolnshire Local Plan (2011-2036).

- 6 A maximum of 300 caravans are permitted only within the approved development area as denoted on plan reference P19-2767.015 – ‘Red Line Boundary Plan Western Area’. No caravans shall be sited outside of this area.

For the avoidance of doubt, no other similar structures / additions (e.g. camping pods), touring caravans, motor homes, tents, or other forms of temporary holiday accommodation, shall be sited anywhere on the site.

**Reason:** To ensure the development is in accordance with what has been applied for, in accordance with Policy 1 and 9 of the South East Lincolnshire Local Plan (2011-2036).

- 7 The caravans hereby permitted shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence.

**Reason:** To ensure the development is in accordance with what has been applied for, that it is restricted to holiday use only and the accommodation is not used for permanent residential accommodation. This condition is imposed in accordance with Policy 1 and 9 of the South East Lincolnshire Local Plan (2011-2036).

- 8 The owners/operators of the site shall maintain an up-to-date register of the names of all occupiers of the accommodation on the site, length of stay (including details of arrival and departure dates) and of their main home addresses, and shall make this information available to the Local Planning Authority on request.

**Reason:** To ensure the development is in accordance with what has been applied for, that it is restricted to holiday use only and the accommodation is not used for permanent residential accommodation. This condition is imposed in accordance with Policy 1 and 9 of the South East Lincolnshire Local Plan (2011-2036).

9. Prior to siting of any caravans within any phase, details of the types of unit (including size, design and proposed materials for the caravan units) to be sited within that phase, shall be submitted to and approved in writing by the Local Planning Authority. Only those types of unit approved shall be sited within each phase.

**Reason:** In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily, in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

- 10 With the exception of the works to be undertaken within phase 1, prior to the commencement of works within each phase a detailed scheme of landscaping for that phase shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of both hard and soft landscape works (including new planting) and earthworks. The scheme as approved shall be completed in full not later than the end of the first planting season following the occupation of the final holiday unit in each phase.

**Reason:** In the interests of visual amenity and to ensure an effective landscaping scheme is delivered, including planting of trees, and to ensure that the approved scheme is implemented satisfactorily, in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

- 11 With the exception of the works to be undertaken within phase 1, prior to the commencement of works within each phase a detailed a landscape management plan for that phase shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas and areas of new planting within that phase. Each phase of the site shall thereafter be managed in accordance with the management plan at all times.

**Reason:** In the interests of visual amenity and to ensure an effective landscaping scheme is delivered, including planting of trees, and to ensure that the approved scheme is implemented satisfactorily, in accordance with Polies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

12. With the exception of the works to be undertaken within phase 1, prior to the commencement of works within each phase, a detailed schedule of landscape maintenance for that phase shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall cover a period of not less than 5years from the first occupation of the last unit within each phase or the completion of the landscaping/planting within that phase whichever is the later. Landscape maintenance shall be undertaken in accordance with the agreed schedule for that phase only.

**Reason:** In the interests of visual amenity and to ensure an effective landscaping scheme is delivered, including planting of trees, and to ensure that the approved scheme is implemented satisfactorily, in accordance with Polies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

13. Where the development or groundworks within any phase would require excavations exceeding a depth of 1m, no such works shall proceed unless there is presence of an archaeologist on site who shall observe the excavations and record items of interest and finds that may be encountered.

If during development within any phase, any features of archaeological interest are discovered, works shall cease and no further works shall proceed until such time as details of a written scheme of investigation and recording have been submitted to the Local Planning Authority. Thereafter work on that phase shall continue in accordance with the approved scheme of investigation and recording.

**Reason:** In the interest of protecting heritage assets and features of archaeological interest, in accordance with Policy 29 of the South East Lincolnshire Local Plan (2011-2036).

14. Prior to the installation of any lighting within each phase or within the sales area, details of the location and type of lighting to be installed, along with details of illumination levels, any shielding proposed, and timing of the illumination, shall be submitted to the Local Planning Authority for agreement in writing. Any lighting shall then only be installed in accordance with the agreed details.

**Reason:** To ensure an appropriate level of lighting is provided which is not detrimental to the amenity of the area in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

15. Prior to the occupation of the first caravan on site, a Framework Travel Plan shall be submitted and approved in writing by the Local Planning Authority. The Plan shall include measures to encourage sustainable travel to and from the site, including provision of information such as: pre-arrival information, location of local facilities and how to get to them by alternative means, routes for cycling & walking, provision of public transport information and timetables. The Travel Plan shall set out monitor able objectives for sustainable travel along with mechanisms for monitoring and review. The applicant shall implement and monitor the approved travel plan in accordance with the approved plan at all times when the accommodation hereby permitted is available for occupation.

**Reason:** To encourage sustainable development in accordance with Policy 1 of the South East Lincolnshire Local Plan (2011-2036) and the overarching principles of the NPPF.

16. Prior to the occupation of the first caravan on site, the boundary treatment as detailed on plan reference P19-2767.16, 'Boundary Treatment- Western Area Enlargement', shall be implemented. No more than 20 units shall be occupied until the boundary treatments have been completed in full. The approved boundary treatment shall be permanently retained and maintained thereafter.

**Reason:** In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily, in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

17. The siting of caravans hereby permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) December 2019/Version 1/ RM Associates and the following mitigation measures detailed within the FRA:
- Finished floor levels to be set no lower than 3m above Ordnance Datum (AOD)
  - Flood resilience and resistance measures to be incorporated into the proposed development as stated

The mitigation measures shall be fully implemented prior to occupation of each unit and subsequently remain in place.

**Reason:** To reduce the risk of flooding to the proposed development and future occupants, and to comply with policy 4 of the South East Lincolnshire Local Plan (2011-2036).

18. Prior to the occupation of the first caravan on site, a flood warning and evacuation plan for the entire site shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall then be implemented from the occupation of the first caravan on site, and the site shall be operated in accordance with the agreed plan at all times.

**Reason:** To reduce the risk of flooding to the future occupants, and to comply with policy 4 of the South East Lincolnshire Local Plan (2011-2036).

19. With the exception of the works to be undertaken within phase 1, no development or works (including ground works and vegetation clearance) shall take place until a Construction Ecological Management Plan (CEMP) has been submitted to and been approved by the Local Planning Authority.

Guidance on the structure of the CEMP can be found in BS 42020:2013 Biodiversity Code of Practice for Planning and Development. The CEMP should accord with the National Planning Policy Framework 2019 (paragraphs 170, 174 & 175) and chapter 28 of the South East Lincolnshire Local Plan.

Suggested topics for inclusion into the CEMP should include but not be limited to:

- Scheme description
- Identification of areas/species of conservation interest
- Risk assessment of potentially damaging activities and identification of biodiversity
- protection zones/sensitive areas

- Habitats and species protection - practical measures to be adhered to avoid or minimise impacts during construction e.g. a series of method statements for badgers, bats, common reptiles, hedgehogs and birds etc.
- Incorporation of SuDS and Green Infrastructure
- Full details of how the recommendations in Section 5 of the Inspired Ecology report (March 2020) will be incorporated into the scheme, by what date, how they will be monitored, by whom, how often and for how long.
- The roles and responsibilities of an Ecological Clerk of Works (ECofW) to oversee the implementation of the CEMP and undertake required monitoring and maintenance.
- Responsible persons and lines of communication.
- Details on the submission of interim progress reports to the LPA as evidence of compliance, to report on success failure of mitigation and where necessary the need to amend the CEMP.
- Measures for management, monitoring and recording related to all actions undertaken as a result of the CEMP, for a period of not less than 5years from the completion of the works identified by the CEMP or the last unit to be occupied, whichever is the later.

The development of the site shall then only proceed in accordance with the agreed Construction Ecological Management Plan (CEMP).

**Reason:** In the interest of protected species, and to support ecological protection and biodiversity enhancement, in accordance with Policy 28 of the South East Lincolnshire Local Plan (2011-2036).

20. There will be no removal of vegetation within the breeding bird season (1 March and 31 August inclusive), unless a search for active nests has been made by an ecologist in advance. Any nests found with eggs or young will be identified and protected until the young have fledged.

**Reason:** In the interest of protected species in accordance with Policy 28 of the South East Lincolnshire Local Plan (2011-2036).

21. With the exception of the works to be undertaken within phase 1, prior to siting or occupation of any caravan within each phase, full details of a scheme of foul water drainage for that phase shall be submitted to and approved in writing by the Local Planning Authority. These details shall include connection points, discharge rates, and timetable for the provision of any required foul drainage infrastructure - which may include on and off-site works. All required works relating to that phase, shall then be delivered in accordance with the approved scheme.

**Reason:** To ensure that adequate foul drainage is provided, to ensure that there is sufficient infrastructure to mitigate the impacts of the development and prevent flooding and pollution as a result of the development, and to comply with policies 2, 4, and 30 of the South East Lincolnshire Local Plan (2011-2036).

22. With the exception of the works to be undertaken within phase 1, prior to siting or occupation of any caravan within each phase, full details of a scheme of surface water drainage for that phase shall be submitted to and approved in writing by the Local Planning Authority.

These details shall be based upon be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, and shall include:

- details of how run-off will be safely conveyed and attenuated during storms up to

and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;

- details of connection points, attenuation details and discharge rates (which shall be restricted to greenfield run off rate);
- details of the timetable provision of for the surface water drainage scheme; and
- details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

All required works relating to that phase, shall then be delivered in accordance with the approved scheme.

**Reason:** To ensure that adequate surface water drainage is provided, to ensure that there is sufficient infrastructure to mitigate the impacts of the development and prevent flooding and pollution as a result of the development, and to comply with policies 2, 4, and 30 of the South East Lincolnshire Local Plan (2011-2036).

**CONDITIONS RELATING TO OUTLINE PLANNING PERMISSION FOR: Development of a “Hub” Building(s) of up to 12,000sqm total floorspace containing an ancillary reception/activity centre/Spa (Use Class D2)/Retail Unit (up to 100sqm)/food and beverage (use classes A1, A4 and A5) and facilities management and ancillary works; and provision of a sales building and associated works.**

- 23 No development shall commence until details of the access, layout, appearance, scale and landscaping of the development (hereafter referred to as the ‘reserved matters’) have been submitted and approved by the Local Planning Authority.

**Reason:** This is an outline application only and such details must be approved before development commences in order to comply with the objectives of Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

24. Application for approval of reserved matters shall be made to the Local Planning Authority not later than the expiration of four years from the date of this permission.

**Reason:** Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

25. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

**Reason:** Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

26. Submissions relating to the ‘reserved matters’ required under condition 23 above shall include the following arboricultural detail:
1. Tree Survey and Constraints details.
  2. An Impact Assessment.
  3. A Method Statement and/or Tree Protection Plan to BS5837:2012 Trees in relation to design demolition and construction - Recommendations methodology.

The details shall identify (not necessarily exclusively) the following:

- Identification of trees to be retained and those to be removed.
- Location and specification of protective tree measures in addition to appropriate ground protection measures within the Root Protection Areas of all retained trees within the site.
- Details of all Root Protection Area infringement during the construction and landscaping phases with details on how the impact will be minimised. This includes the location and specification of 'no dig' constructions (where applicable).
- Details of facilitation pruning.
- Location for access, material storage, site office, mixing of cement, welfare facilities etc.
- Specification of landscaping prescriptions (including fencing/walls and changes in soil level) within the Root Protection Area of retained trees.
- Details of signage to be erected within the tree protection areas

**Reason:** In the interests of visual amenity and in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

27. No swimming pool or pools greater than 20m in individual length shall be installed within or associated with the hub building(s) unless the prior written agreement of the Local Planning Authority has been obtained.

In the event that the Hub building(s) or the associated area, is to include the provision of a swimming pool over 20m in length then the reserved matters submission shall be accompanied by a strategic needs assessment which shall include an assessment of the impact of the pool and wider strategic need for pools of the size and type proposed, and demonstrate that the proposal would not negatively impact upon other strategic facilities.

**Reason:** To ensure that the development complies with the South East Lincolnshire Sports Provision and Open Space and strategic need and in accordance with Policy 32 of the South East Lincolnshire Local Plan (2011-2036).

28. Submissions relating to the 'reserved matters' required under condition 23 above shall include full details of an archaeological evaluation to determine the presence, character and date of any archaeological deposits present within the area proposed for the Hub building(s), and details of any mitigation measures required as part of the development. This evaluation should include details such as: a written scheme of investigation; details of geophysical survey and trial trenching and any associated results; and any necessary mitigation measures including but not limited to an archaeological watching brief.

**Reason:** In the interest of considering the impact upon and protecting heritage assets, in accordance with Policy 29 of the South East Lincolnshire Local Plan (2011-2036).

29. Submissions relating to the 'reserved matters' required under condition 23 above shall include a detailed design brief for the 'Hub' building(s) including:
- Design principles applied to the new building and full design details of the building(s) including external appearance
  - Details of how the relationships with existing physical features, and surrounding developed forms including designated and non-designated heritage assets have influenced and shaped the design of the hub building

- Details of all external materials and finishes to be used on the building and surrounding hard landscaping and boundaries
- The layout siting and scale of the building(s) and uses to be contained therein
- Details relating to landscaping – including retention or replacement of existing trees as appropriate and any additional planting proposed
- Details of proposed lighting to serve the building and surrounding areas
- Any phasing of development

**Reason:** In the interests of visual amenity and the historic environment, in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan (2011-2036).

30. Submissions relating to the ‘reserved matters’ required under condition 23 above shall include a noise assessment for the ‘Hub’ building(s) and details of the proposed hours of use/operation.

**Reason:** In the interest of residential amenity, in accordance with Policy 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).

31. Submissions relating to the ‘reserved matters’ required under condition 23 above shall include a Construction Ecological Management Plan (CEMP).

Guidance on the structure of the CEMP can be found in BS 42020:2013 Biodiversity Code of Practice for Planning and Development. The CEMP should accord with the National Planning Policy Framework 2019 (paragraphs 170, 174 & 175) and chapter 28 of the South East Lincolnshire Local Plan.

Suggested topics for inclusion into the CEMP should include but not be limited to:

- Scheme description
- Identification of areas/species of conservation interest
- Risk assessment of potentially damaging activities and identification of biodiversity
- protection zones/sensitive areas
- Habitats and species protection - practical measures to be adhered to avoid or minimise impacts during construction e.g. a series of method statements for badgers, bats, common reptiles, hedgehogs and birds etc.
- Incorporation of SuDS and Green Infrastructure
- Full details of how the recommendations in Section 5 of the Inspired Ecology report (March 2020) will be incorporated into the scheme, by what date, how they will be monitored, by whom, how often and for how long.
- The roles and responsibilities of an Ecological Clerk of Works (ECofW) to oversee the implementation of the CEMP and undertake required monitoring and maintenance.
- Responsible persons and lines of communication.
- Details on the submission of interim progress reports to the LPA as evidence of compliance, to report on success failure of mitigation and where necessary the need to amend the CEMP.
- Measures for management, monitoring and recording related to all actions undertaken as a result of the CEMP, for a period of not less than 5years from the completion of the works identified by the CEMP or the last unit to be occupied, whichever is the later.

**Reason:** In the interest of protected species in accordance with Policy 28 of the South East Lincolnshire Local Plan (2011-2036).

32. Submissions relating to the ‘reserved matters’ required under condition 23 above shall include details of the arrangements for the parking / turning / manoeuvring / loading / unloading of vehicles within the site. These approved arrangements shall be



implemented before the 'Hub' building(s) are occupied and shall be kept permanently available for such use at all times thereafter.

**Reason:** To ensure the provision of satisfactory parking and turning in accordance with Policy 36 of the South East Lincolnshire Local Plan (2011-2036).

33. The 'Hub' building(s) hereby approved shall be restricted to a maximum of 12,000 sqm floorspace, and shall only comprise the following uses:
- Reception and associated facilities management / ancillary areas
  - Activity centre/Spa (Use Class D2)
  - Retail Unit – (Use Class A1) up to a maximum of 100sqm to be ancillary to the wider site
  - Food and beverage facilities – (Use Classes A4 and A5) to be ancillary to the wider site

**Reason:** To ensure that the size and use of the building remains compatible with the surrounding area and in accordance with Policy 9 of the South East Lincolnshire Local Plan (2011-2036).

34. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) December 2019/Version 1/ RM Associates and the following mitigation measures detailed within the FRA:
- Finished floor levels to be set no lower than 3m above Ordnance Datum (AOD)
  - Flood resilience and resistance measures to be incorporated into the proposed development as stated

The mitigation measures shall be fully implemented prior to first use of the development and subsequently remain in place.

**Reason:** To reduce the risk of flooding to the proposed development and future occupants, and to comply with policy 4 of the South East Lincolnshire Local Plan (2011-2036).

35. No building works to the 'Hub' building(s) shall be undertaken until full details of a scheme including phasing, for the provision of mains foul sewage infrastructure on and off site has been submitted to and approved in writing by the Local Planning Authority. The building(s) shall not be brought into use until the works have been carried out in accordance with the approved scheme.

**Reason:** To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure, and to comply with policies 2, 4 and 30 of the South East Lincolnshire Local Plan (2011-2036).

34. Submissions relating to the 'reserved matters' required under condition 23 above shall include a strategic/business plan for the retained golfing facilities which includes improvements to the golfing facilities, including upgrading of the driving range and practice facilities, and timing for the delivery of such improvements, as well as measures to attract membership, particularly within the local community.

**Reason:** To ensure that retention and enhancement of the existing leisure facilities in accordance with Policy 9 of the South East Lincolnshire Local Plan (2011-2036).

35. There will be no removal of vegetation within the breeding bird season (1 March and 31 August inclusive), unless a search for active nests has been made by an ecologist in advance. Any nests found with eggs or young will be identified and protected until the young have fledged.

**Reason:** In the interest of protected species in accordance with Policy 28 of the South East Lincolnshire Local Plan (2011-2036).

36. Submissions relating to the 'reserved matters' required under condition 23 above shall include details of renewable energy provisions, including the location and number of EV charging points to be provided, along with a timetable for the implementation/installation of such provisions.

**Reason:** To ensure the development meets the requirements in respect of climate change in accordance with Policy 31 of the South East Lincolnshire Local Plan (2011-2036).

### **Informatives**

1. Notwithstanding the conditions imposed and the requirements of any other regulatory regimes, the Local Planning Authority advocate that the site is implemented and managed in with the site rules as set out in the 'Woodland Nature Resort – Overarching Management Principles' document dated 4<sup>th</sup> May 2020.

### **Informatives requested by Anglian Water**

2. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. Or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.
3. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
4. A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
5. No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.
6. The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.
7. It is highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy. If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at <http://www.anglianwater.co.uk/developers/pre-development.aspx>