

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL  
IMPACT ASSESSMENT) REGULATIONS 2017**

**ENVIRONMENTAL STATEMENT REGULATION 30**

PLANNING APPLICATION: S/090/02435/16

APPLICANT: Hardys Farm Limited,

PROPOSAL: Hybrid application consisting of an outline planning application for the erection of a petrol filling station, a hotel, a family pub, a fast food outlet, a business centre, and a visitor centre and sales area for the sales of static caravans and associated items, sports facilities and reception and a full application for the change of land for holiday accommodation in the form of 449 no. static caravan plots, 30 no. lodges, camping pitches, approx. 540 no. touring caravan pitches, excavation of lakes, the provision of a cross country track and provision of roads.

LOCATION: LAND ADJOINING GRAYS FARM, ANCHOR LANE, INGOLDMELLS, SKEGNESS

In accordance with Regulation 24 of the above mentioned Regulations please note that the above mentioned application was determined as follows:

DATE OF DECISION: 08 September 2017

DECISION: Approve subject to the following condition(s):

1. The following development must be begun not later than the expiration of three years beginning with the date of this permission:

- Change of use of land for the siting of caravans;
- Excavation of lakes;
- Provision of a cross country track;
- Provision of access roads.

Reason: In order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004

2. Application for approval of all reserved matters for the following development must be made not later than the expiration of six years beginning with the date of this permission:

- Caravan site reception;
- Petrol filling station;
- Hotel;
- Public house;
- Fast food outlet;
- Business centre;
- Visitor Centre;
- Caravan sales area;
- Sports facilities.

The development must be begun no later than:

The expiration of two years from the final approval of all reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

3. Before the commencement of the development hereby permitted, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of 6 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set. This condition is imposed in accordance with Policies A5, T14 and T15 of the East Lindsey Local Plan Alteration 1999.

4. The number of caravans on the site shall not exceed 449 no. static caravans; 30 no. caravan lodges and 540 no. touring caravans and the caravans shall be laid out in accordance with the layouts shown on the approved plans and retained as such thereafter.

Reason: To protect the character of the countryside and to ensure there is sufficient room for adequate landscaping. This condition is imposed in accordance with Policies A5, T14 and T15 of the East Lindsey Local Plan Alteration 1999.

5. No caravans on the site shall be occupied between 1st November (of the following Sunday, if half term extends into November) in any one year and 14th March in the succeeding year and all touring caravans shall be removed from the site during this period.

Reason: To reduce the impact of flooding in accordance with paragraph 103 of the National Planning Policy Framework and in the interests of the visual amenity of the area in accordance with Policy T15 of the East Lindsey Local Plan Alteration 1999.

6. The accommodation hereby permitted shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The owners/operators of the site shall maintain an up-to-date register of the names of all owners/occupiers of accommodation on the site, and of their main home addresses, and shall make this information available to the Local

Planning Authority upon request.

Reason: In accordance with paragraph 55 of the National Planning Policy Framework which seeks to restrict residential development in the open countryside to that which is necessary to serve proven agricultural needs.

7. Notwithstanding Schedule 2, part 5 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, no building required as part of the site licence (other than those approved as part of this planning permission) shall be erected without the submission of a further planning application to the Local Planning Authority.

Reason: To ensure the Local Planning Authority retains control over the future development of the site in the interests of the visual appearance of the area in accordance with Policies A5, T14 and T15 of the East Lindsey Local Plan Alteration 1999.

8. Prior to any site lighting being installed, details of the design, location and fields of luminance of any lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting of the site shall only be undertaken in accordance with the approved details.

Reason: To ensure that the Local Planning Authority retains control over these details in the interests of the character and appearance of the development and the visual amenity of the area in which it is set and the residential amenities of adjacent occupiers. This condition is imposed in accordance with Policies A4, A5, T14 and T15 of the East Lindsey Local Plan Alteration 1999.

9. Prior to the first caravan being occupied on the site, a footpath running along the western boundary of the site linking to Trunch Lane shall be provided. In addition, the footpath linking the application site to the beach in the north eastern corner of the site shall also be provided prior to the first caravan being occupied. The footpaths shall be provided and be maintained in accordance with details which must first be submitted to and agreed in writing by the Local Planning Authority. The footpaths shall only be provided in accordance with the approved details.

Reason: To ensure safe pedestrian access for users of the development in accordance with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

10. Prior to the first caravan being occupied on the site, the wetland area (replacement water vole habitat) shall be provided and the water voles relocated to this area in accordance with a detailed Water Vole mitigation scheme which must first be submitted to and agreed in writing by the Local Planning Authority. The development shall only proceed in accordance with the timetable and details contained with the mitigation scheme. The approved scheme shall include a management plan detailing how this area will be closed off to public access.

Reason: To protect the existing population of water voles and to enhance biodiversity at the site in accordance with paragraph 118 of the East Lindsey

Local Plan Alteration 1999.

11. Prior to the commencement of the development, details of enhancement measures for wildlife shall be submitted to and agreed in writing by the Local Planning Authority. The agreed measures shall be implemented in accordance with an agreed phasing plan and retained in place thereafter.

Reason: To enhance biodiversity at the site in accordance with paragraph 118 of the National Planning Policy Framework.

12. No development shall take place on the parts of the development listed in Condition 2 without the prior written approval of the Local Planning Authority of all details of the following matters:
  - i) the layout, scale and appearance of building(s), including a schedule of external materials to be used;
  - ii) the means of access to the site; and
  - iii) the landscaping of the site.

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed scale, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

13. Before the commencement of the development outlined in Condition 2, full details of the proposed means of foul and surface water disposal to separate systems shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full before there are any flows into the receiving systems.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding. This condition is imposed in accordance with Policy ENV3 of the East Lindsey Local Plan Alteration 1999.

14. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) undertaken by BWB Consultancy, including the mitigation measures detailed within Table 5.1 of the FRA and the development shall be occupied in accordance with the approved Flood and Emergency Evacuation Plan which was received by the Local Planning Authority on 6<sup>th</sup> March 2017.

Reason: To reduce the risk and impact of flooding on the proposed development and future occupants in accordance with paragraph 103 of the National Planning Policy Framework.

15. Prior to the commencement of any part of the development hereby permitted, details of fire hydrants to be installed on the site shall be submitted to and agreed in writing by the Local Planning Authority. The hydrants shall be provided in accordance with a phasing plan to be agreed

by the Local Planning Authority.

Reason: To ensure there is adequate water supply for firefighting purposes in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

16. The development as a whole shall proceed in accordance with the measures outlined in the submitted Ecology and Protected Species Survey carried out by Scarborough Nixon Associates Ltd forming part of the Environmental Statement submitted with the application.

Reason: To enhance and preserve biodiversity at the site in accordance with paragraph 118 of the National Planning Policy Framework.

17. Development shall proceed in accordance with the 4 phases set out in the Phasing Plan (Rev A) dated March 2017 unless a variation is agreed in writing with the Local Planning Authority. The scheme shall include the provision of the water vole habitat within the first phase. Within those phases full details of the direction and extent of development proposed within each calendar year shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of that phase.

Reason: In order to control the extent and location of the proposed development in the interests of protecting the character of the area in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999. and in order to promote sustainable economic growth in the area in accordance with paragraph 28 of the National Planning Policy Framework.

18. No development shall take place until a written scheme of archaeological investigation has been submitted to and approved by the Local Planning Authority. This scheme should include the following:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording
3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work

The scheme of archaeological investigation must only be undertaken in accordance with the approved details.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with paragraphs 128 and 129 of the National Planning Policy Framework.

19. The archaeological site work must be undertaken only in full accordance with the approved written scheme referred to in the above Condition. The applicant will notify the Local Planning Authority of the intention to commence at least fourteen days before the start of archaeological work in order to facilitate adequate monitoring arrangements. No variation shall take place without prior consent of the Local Planning Authority.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with paragraphs 128 and 129 of the National Planning Policy Framework.

20. A report of the archaeologist's findings shall be submitted to the Local Planning Authority and the Historic Environment Record Officer at Lincolnshire County Council within 3 months of the works hereby given consent being commenced unless otherwise agreed in writing by the Local Planning Authority; and the condition shall not be discharged until the archive of all archaeological work undertaken hitherto has been deposited with the County Museum Service, or another public depository willing to receive it.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site and in accordance with paragraph 141 of the National Planning Policy Framework.

21. Prior to the commencement of the development hereby permitted, a Biodiversity management Plan shall be submitted to and agreed in writing by the Local Planning Authority. Such document shall include details of how to limit public access to the wetlands areas, and how the wildlife areas will be managed. The development shall proceed and be occupied in accordance with the agreed measures.

Reason: To maintain and enhance biodiversity at the site in accordance with paragraph 118 of the National Planning Policy Framework.

22. Prior to the first use/first occupation the works identified on drawing number 1204-01-MP03 Rev D or as specified to improve the public highway (by means of realigning the existing carriageway of Anchor Lane and the closing up of the existing junction onto Anchor Lane from the A652 have been certified complete by the Local Planning Authority.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site and to accord with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

23. Prior to the first use of the site a 1.8m wide footway shall be provided along the northern side of Anchor Lane linking the proposed footway/cycleway with the existing footway.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site in accordance with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

24. Before any caravan is occupied or any part of the commercial development is first occupied, all of that part of the internal road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted and approved by the Local Planning Authority.

Note

You are advised to contact Lincolnshire County Council as the local highway authority for approval of the road construction specification and programme before carrying out any works on site.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site and to accord with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

25. No development shall take place until a surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall:

- a) Provide 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;
- b) Provide attenuation details and discharge rates which shall be restricted to Greenfield litres per second;
- c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- d) Provide 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.

The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding. This condition is imposed in accordance with Policy ENV3 of the East Lindsey Local Plan Alteration 1999.

26. The development hereby permitted shall be carried out in accordance with the following approved plans;

Plan no. 1204-01-LP001	Received by the LPA on 07/12/2016.
Plan no. 1204-01-LP002	Received by the LPA on 09/12/2016.
Plan no. 1204-01-LP03	Received by the LPA on 09/12/2016.
Plan no. 1204-01-SP01 Rev C	Received by the LPA on 05/04/2017.
Plan no. 1204-01-SP02 Rev C	Received by the LPA on 05/04/2017.
Plan no. 1204-01-SP03 Rev B	Received by the LPA on 07/12/2016.
Plan no. 1204-01-SP04 Rev B	Received by the LPA on 07/12/2016.
Plan no. 1204-01-SP05 Rev C	Received by the LPA on 05/04/2017.
Plan no. 1204-01-MP03 Rev D	Received by the LPA on 22/03/2017.
Plan no. 1204-03-01-CD 01	Received by the LPA on 07/12/2016.
Plan no. ADC1378/001	Received by the LPA on 06/03/2017.

Plan no. ADC1378/002

Received by the LPA on 06/03/2017.

Plan no. 1204-01-CS02 Rev A

Received by the LPA on 07/12/2016.

Reason: In order to ensure the approved plans are clearly identified in the interests of clarity and local amenity.

The documents can be inspected free of charge during the working hours of 8.45a.m - 5.00p.m. Monday - Friday at the Planning Department, East Lindsey District Council, Tedder Hall, Manby Park, LOUTH, Lincolnshire. LN11 8UP

20-09-2017