

Officers Report

Planning Application No: 138477

PROPOSAL: Planning application for change of use of land for the siting of 32no. holiday lodges, 1no. warden's lodge with adjacent site supply shed-shop, pond and associated site landscaping.

LOCATION: Land off Brigg Road & Grasby Wold Lane Grasby Barnetby DN38 6AQ

WARD: Kelsey

WARD MEMBER: Cllr C L Strange

APPLICANT NAME: Stoneledge Holdings Ltd

TARGET DECISION DATE: 14/01/2019 (Extension of time agreed until 3rd May 2019)

DEVELOPMENT TYPE: Major - Other

CASE OFFICER: Ian Elliott

RECOMMENDED DECISION: Grant permission subject to conditions

This application has been referred to the planning committee because it is recommended to grant permission in conflict with representations received by third parties, and it is considered that the planning matters are balanced.

Description:

The application site is a redundant chalk quarry in the open countryside opposite the settlement of Grasby. Given its previous operational use the site has been significantly excavated leaving large variations in ground levels. The lowest part of the site is in the north west section of the site with the highest part in the southern part of the site. Areas of the site particularly in the southern section are covered by overgrown grass and ground vegetation. The site has an unused vehicular access off Bigby Road and a tarmac access off Grasby Wold Lane which is securely gated. The Grasby Wold Access leads to a sloping vehicular track to the lower level of the site. The higher level of the site includes a number of natural footpaths. The site is close to a prominent crossroads which connects Grasby to Caistor, Brigg and Great Limber. The north boundary of the site is screened by the quarry cliff and low wire fencing. The east boundary is screened by the quarry cliff or high banking with trees and vegetation. The south boundary is screened by high trees and hedges. The west boundary is screened by the quarry cliff or high trees and vegetation. Neighbouring dwellings are adjacent or opposite to the south and part of the west boundary. Open fields are to the north, east and part of the west boundary.

The application seeks permission for the change of use of land for the siting of 32no. holiday lodges, 1no. warden's lodge with adjacent site supply shed-shop, pond and associated site landscaping.

Relevant history:

Pre-application:

137524 - Pre-application enquiry for holiday lodge development – 02/05/18
'It is considered that the principle of the holiday lodge proposal is likely to be supported on the site, however there are severe highway concerns in relation to holiday makers and Grasby residents crossing a national speed limit highway at any time of the day'.

Other related decisions

138145 – Planning application for change of use of land for the siting of 84no. chalet lodge units, with 3no. additional lodges for use as site manager's accommodation, multi-functional space and a reception- manager's office - 12/12/2018 - Refused

Reason for refusal:

'It is considered that the development is within an isolated location that would not amount to a sustainable rural tourism and leisure development. The benefits of the development to the tourism economy are outweighed by the harm caused. The location and need for the site within this countryside location is not evidenced, in the context of the NPPF and the very limited improvements to accessibility offered means that that the predominant means of transport to and from the site will be by means of a car. There would be harm to the setting of heritage assets and to the character of the area and accordingly it would be contrary to the Central Lincolnshire Local Plan in particular policies LP 2 The Spatial Strategy and Settlement Hierarchy; Policy LP7: A Sustainable Visitor Economy; Policy LP17: Landscape, Townscape and Views; Policy 25: The Historic Environment Policy LP26: Design and Amenity and Policy LP55: Development in the Countryside.'

Representations

Cllr L Strange:

Response received 22nd November 2018

Please accept that as the local Kelsey wold member my views, over the development are the same as the parish councils.

Response received 17th November 2018

This is a very rare example of a disused Lincolnshire Wolds chalk pit, which should be protected. The warm eco system of the chalk pit will have developed its own micro system of flora and fauna and is likely to contain rare plants suited to this warm chalk basin, also residents claim seeing grass snakes and many nesting birds, including kestrels, buzzards and sparrow hawks. (all three species have been seen). As ward member I hope these points will be checked out. It is essential that the environment is not damaged on what could well be a very sensitive site.

However the village is united in its worries, (in addition to both County and District councillors) regarding the dangerous cross roads which lies directly adjoining the quarry site.

Grasby Parish Council: Objections

The A1084

The village cross roads with the A1084 is extremely dangerous. Vehicles travelling between Brigg and Caistor and vice versa invariably speed as the national speed limit currently applies. This makes it extremely difficult for vehicles exiting the village from Main Street, or approaching the village from Grasby Wold Lane to cross or turn left or right, particularly as the sightlines are so poor. The proposed development uses an entrance off Grasby Wold Lane as the main access and egress and therefore the majority of cars and service vehicles will use the cross roads to access the site increasing the number of daily movements and therefore the risk of further serious accidents.

The application also proposes a pedestrian footpath exiting the south eastern corner of the application site, crossing Grasby Wold Lane and then continuing alongside the A1084 to opposite the public house and crossing the A1084 at that point. The road crossings will be unmarked and merely comprise of dropped kerbs at the crossing points, concerns were raised that pedestrians would be crossing two roads where the speed limit is 60mph and this would add further risk to an already dangerous situation.

Grasby Wold Lane

As mentioned above the main access and egress from the development site is onto Grasby Wold Lane approximately 150 metres north of the cross roads. Grasby Wold Lane is a narrow country lane with just enough width to allow 2 cars to pass each other, this is more problematic when two 40 tonne HGV's or tractors have to pass each other which often happens in this area of intense farming activity, this is only exaggerated by the fact that the National Speed Limit applies and therefore vehicles travel at speed along the lane.

Coupled with this there is a steep descent from the site entrance down to the cross roads with the A1084, large vehicles struggle up this incline and in wet or icy weather (Grasby Wold Lane is not on the winter gritting run) conditions are often treacherous with vehicles struggling to stop when descending before reaching the A1084 and hitting on-coming traffic. It was also surprising to note that the County Council Highways department had no observations to make about the location of the site access/exit onto Grass Wold Lane where the site lines approaching from the north and south are less than 50 metres due to the terrain of the road.

Foul Water Drainage

The application proposes that the site will connect into the existing village sewage system despite the existing sewage works being already over capacity.

Water Supply

Similar concerns were raised that the existing supply doesn't have enough capacity and pressure is low, particularly for the properties adjacent to the A1084

Environmental Issues

No environmental report exists that has accompanied the application. As such there is no baseline information on the natural fauna and flora of the site. It has been disused as a quarry for at least 30 years and has evolved as natural site over that time with a number of species of vertebrate and invertebrate being present, these should be recorded.

Quarry Faces

A number of the quarry faces are almost vertical, particularly along the northern and western boundaries of the site. Given the friable nature of the chalk there is no provision to secure these faces.

Density

Concerns were raised at the density of the proposed development. The 42 lodges are 'crammed in' together.

Summary

In summary, whilst the Parish Council would endorse tourist development locally it cannot support this application until the Highways issues, particularly concerning the speed limit on the A1084 (which needs to be reduced to 40mph) are resolved.

Local residents: Representations received from (Grasby unless stated):

Dovecote House, Vicarage Lane
16 Station Road
1, 2 Brigg Road
6 The Old Quarry
4 Church Hill
The Old Quarry
Holland Drive
Setcops Farm, Cross Lane, North Kelsey
38 Vicarage Lane
Brandy Well, Holland Drive
Treetops Cottages, 39 Station Road

Objections:

Highway Safety

- The junction will need serious improvement including reduction of summit and speed limit (60mph).
- The junction has poor visibility due to the dip in the road and speed of the traffic.
- Number of accidents and fatalities will increase with 92 more cars.
- Grasby Wold Lane is very dangerous due to step junction.

Sustainability

- There is very little in terms of amenities or tourist attractions with walking distance of the proposed site. Car travel would be essential making the development unsustainable and in contravention of planning policy.

Use

- Will these be true holiday homes and not residential use?
- The provision of a shop on the site, there is historic precedent evidence that it would not serve the village of Grasby nor would it pull in passing trade. Previous attempts to run a similar venture less than 50 yards from the proposed site lasted less than six months despite the previous shop being roadside with villagers and passing traffic preferring to shop in Caistor or large towns where there is significantly more choice.
- The surrounding area is littered with quality lodges, cottages, glamping pods and various holiday sites, many with excellent facilities and which run under the same kind of licence as that being proposed by the applicant. There is a saturation already in the area.
- Concerns over the long-term viability of the site and its ability to attract sufficient long-term owners and holiday rentals

Visual Impact

- Not well suited or appropriate for this location.
- There is currently very little of the existing quarry visible due to its sunken situation on the landscape and natural screening (as a site visit will prove). The quarrying of limestone is part of the area's history and as such is more natural to the area than 41 prefabricated lodges/caravans and a shop. These would be more visible due to the revised site levels.
- View of the Wolds will be obscured.

Residential Amenity

- Anti-social behaviour and noise disturbance on boundary properties.

Drainage

- Adequacy of villages' foul drainage system.

Other

- Value of property
- Competition with other local holiday accommodation providers

6 The Old Quarry

Supports:

- I would welcome the proposal in principal, should concerns over highway safety and drainage being addressed

LCC Highways/Lead Local Flood Authority: No objections subject to conditions relating to the timing of the completion of the highway improvement works.

WLDC Tourism: Supports

In principle, and subject to normal planning considerations, the Growth and Projects Team (including Visitor Economy) are supportive of the above application from a visitor economy perspective.

WLDC Archaeology: No objections subject to conditions

Prior to any groundworks the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook) in accordance with a written scheme of investigation submitted to and approved in writing by the local planning authority. This should be secured by an appropriate condition to enable heritage assets within the site to be recorded prior to their destruction. Initially I envisage that this would involve archaeological recording of quarry workings, hardstandings, building platforms, trackways, embankments, ditches, and any surviving traces of industrial activity in advance of groundworks.

WLDC Environmental Protection: Comments

Response received 21st November 2018:

The proposed development has a potential for nuisance noise and confirm that an appropriate condition attached to any permission ought to suffice.

Said condition shall require a noise report that assesses current and likely background levels in respect of impact of activities associated with this type of development. In addition a management plan ought to be required and take due account of the Noise assessment (and vice versa). Both to be submitted and approved in writing prior to commencement of the development.

Response received 31st October 2018:

Contamination

Former use of the site would indicate potential for contamination from the following activities:

- General quarrying
- Unknown filled ground
- Manufacture of cement, lime and plaster products

Additionally there is report of a 2000 incident referred to the H&S Executive regarding inappropriate practices in the dismantling of an asbestos building. A comprehensive contamination assessment ought to be required.

Noise

The proposed development has a potential for nuisance noise. A Noise assessment ought to be required to assess current and likely background levels in respect of impact of activities associated with this type of development. In addition a management plan ought to be required and take due account of the Noise assessment (and vice versa). A comparative study with a similarly remote site may be of value but need is also apparent to give appropriate consideration to any variation to environmental effects as may

arise at this particular setting e.g. echo and reverberation from the quarry itself.

LCC Minerals and Waste: Comments

I can confirm that Policy M12 of the Lincolnshire Minerals and Waste Local Plan is not required to be taken into consideration if a site is not listed/illustrated as within a site specific safeguarding area. In respect of the proposed development at Grasby Quarry, this site is historic quarry that does not benefit from an extant planning permission for mineral extraction and is consequently not caught by the provisions of the policy.

Environment Agency: Does not wish to make any comments on this application.

Lincolnshire Wildlife Trust: No objections subject to conditions

Response received 12th March 2019:

LWT's thoughts regarding the material imported to raise land levels for the lodges and roads:

1. Please ensure that the chalk quarry floor is conserved (not filled) in the north-west green space area as the thin, lime-rich and low fertility soil / lack of soil here is an advantage for target biodiversity.
2. The footpath proposed through the green space in the north-west corner is proposed to be made of just compacted chalk – we support this - as this introduces no foreign material into the area and would be in keeping with a naturalistic appearance.
3. For the area where lodges, lodge access and roads are proposed we would suggest that quarry waste from nearby active chalk quarries would be preferable to any kind of inert fill capped with a thin, unimproved lime-rich loam top soil (what is also found locally). We would advise against the addition of green mulches / manures / soil improvers. Pits filled with more fertile soil can of course be dug for tree planting to aid in tree establishment.

The reasons for this recommendation are as follows:

- If native material in keeping with the local soils and geology is used, a future change of land use can also be sympathetic to local wildlife and the biodiversity opportunity of revegetating chalk. If inert waste is used with properties other than chalk, this would diminish opportunities in the future.
- By avoiding fertile topsoil, any grass sown will be easier to maintain as it will grow less vigorously and require less frequent cutting.
- By avoiding fertile topsoil, invasive weeds such as nettle, dock, cow parsley, bramble and hogweed will be less abundant and more easily controlled.
- If a locally sourced unimproved chalky loam is used, this would support wild woodland flowers below the tree planting (as opposed to just stinging nettle and bramble) and create an opportunity to enhance the environment in early season for visitors. i.e. woodland flowers are at their best in April-May and this may attract visitors earlier in the year thereby extending the

visiting season. LWT can provide a list of wildflowers and grasses which would suit the shaded, lower footfall areas on chalky soil and offer examples of suppliers.

We appreciate that grass between and around lodges needs to be short and hard wearing but can also be maintained as a flowering lawn where wildflowers can re-flower after cutting. It would be best to avoid perennial ryegrass as this is highly competitive and would exclude other plants. Flowering lawn mix examples below.

- Emorsgate: <https://wildseed.co.uk/mixtures/view/56>
- Naturescape: <https://www.naturescape.co.uk/product/n14-flowering-lawn-mixture/>

A recommended species list for shade, chalky soils (under the proposed tree planting) is provided at the end of the comment.

Response received 5th March 2019:

Lincolnshire Wildlife Trust acknowledges that this revision to the proposed design constitutes a significant effort towards achieving biodiversity net gain from the development in keeping with the biodiversity opportunity context. We support this amendment provisionally; but we insist on a summer vegetation survey to ensure full information is available so that lost/damage to existing species rich chalk flora can be minimised. In addition (to ensure biodiversity net gain) we would call for ongoing favourable habitat management to be a condition of planning permission i.e. including cutting and clearing of cuttings once annually in late summer (Aug/Sep) of the retained open space in order to promote the establishment of and maintain the diversity of species-rich chalk grassland.

Response received 21st February 2019:

Although the survey was undertaken in November 2018 when many grassland species would not be identifiable, the species list included in the report lists six species that are considered indicators of lowland calcareous (chalk) grassland.

A total of eight indicator species are required from a list defined by the Greater Lincolnshire Nature Partnership in order to make a site of this size worthy of consideration for designation as a Local Wildlife Site. Eight indicator species or more may well be present, because several may have been undetectable due to the timing of the survey.

At least part of the site may therefore be notable for its calcareous grassland habitat which is still in the process of regeneration from the quarry floor. For this reason we strongly support the recommendation in the report that a summer survey be undertaken to evaluate the full flora of the site.

From the Phase 1 Habitat Map (Map 2, page 15), there is a suggestion that the north-west corner and northern margin hold the highest potential for calcareous grassland. This abuts the exposed quarry face which holds

geological interest (being a principal reason for the site's LGS designation and also contains the fissures which may provide roosting potential for bats.

On the basis of evidence so far provided, LWT is minded to recommend that the proposed site layout be amended to allocate a margin of at least 40m along the north and north-west boundaries in order to accommodate as much bare ground as possible together with adjacent scrub and grassland and to identify this area within a landscape and ecology management plan (or equivalent) as a wildlife area managed for chalk grassland biodiversity.

We would wish this to be a condition of planning permission if granted. We would not object to the smaller pond creation further south in the site (indeed this could be larger) but consider the plan to create the larger of the two lakes proposed towards the north of the site to be a lost, rare opportunity to achieve biodiversity net gain for a priority habitat associated with a thin chalk soil/bare chalk re-vegetation. We accept that if left undeveloped, the quarry may eventually succumb to vegetation succession and develop a cover of scrub. If however, an ecological management plan were put in place for the most ecologically valuable part of the site (as ascertained by the summer survey) this would ensure the establishment and long-term maintenance of species-rich calcareous grassland habitat would be achievable. We would insist on the retention scrub where possible.

We suggest that the above could be achievable with no more than a 20-25% reduction in the number of lodges.

We support all recommendations in the Preliminary Ecological Survey report. We would however insist that LWT were consulted on the selection of seed for the creation of the wildflower area

We would call for measures to be taken to minimise light spill towards the chalk face and northern part of the site. We request that a bat activity survey should be undertaken in summer and that should bat activity be found to be significant, that appropriate mitigation measures should be undertaken by condition.

WLDC Tree and Landscape Officer: No objections

The revised plan is much more appropriate to the site and its LGS designation, and demonstrates that the planning system is appropriately considering the requirement for conserving & enhancing the biodiversity value of the site as required in chapter 15 of the latest NPPF, specifically paras 170 and 174b), and policy LP21 for Biodiversity and Geology in the CLLP, which specifically refers to Local Geological Sites in para 5.6.1 as being important.

Anglian Water: No objections

- The foul drainage from this development is in the catchment of Grasby Water Recycling Centre that will have available capacity for these flows.
- From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets.

Ancholme Internal Drainage Board: No objections with comments

Lincolnshire Police: No objections

Relevant Planning Policies

Central Lincolnshire Local Plan 2012-2036 (CLLP)

Following adoption the CLLP forms part of the statutory development plan. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The policies considered relevant are as follows:

LP1 A Presumption in Favour of Sustainable Development

LP2 The Spatial Strategy and Settlement Hierarchy

LP7 A Sustainable Visitor Economy

LP13 Accessibility and Transport

LP14 Managing Water Resources and Flood Risk

LP16 Development on Land Affected by Contamination

LP17 Landscape, Townscape and Views

LP21 Biodiversity and Geodiversity

LP25 The Historic Environment

LP26 Design and Amenity

LP55 Development in the Countryside

<https://www.west-lindsey.gov.uk/my-services/planning-and-building/planning-policy/central-lincolnshire-local-plan/>

Neighbourhood Plan

Grasby was designated as a Neighbourhood Area in February 2019. There is currently no Neighbourhood Plan for Grasby published that can be taken into account with this application.

<https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/all-neighbourhood-plans-in-west-lindsey/grasby-neighbourhood-plan/>

National Guidance

National Planning Policy Framework (2019)

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

National Planning Practice Guidance

<https://www.gov.uk/government/collections/planning-practice-guidance>

Other

West Lindsey Landscape Character Assessment (WLLCA) (August 1999)

<https://www.west-lindsey.gov.uk/my-services/planning-and-building/planning-policy/evidence-base-and-monitoring/landscape-character-assessment/>

Main issues:

- Principle of the Development
Central Lincolnshire Local Plan 2012-2036
National Planning Policy Framework
Assessment of Local Policy LP7
Refused Planning Application 138145
Concluding Assessment
- Visual Impact
- Residential Amenity
- Highway Safety
- Biodiversity and Local Geological Site
- Archaeology
- Drainage
Foul Water
Surface Water
- Contamination

Assessment:

Principle of the Development

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Central Lincolnshire Local Plan 2012-2036:

Local policy LP7 of the CLLP states '*The visitor economy is one of the most important sectors of Central Lincolnshire's economy*' and '*Policy LP7 aims to encourage sustainable growth in the visitor economy*'.

Furthermore Local policy LP7 sets out the criteria for assessing the acceptability of holiday accommodation developments. LP7 states that '*development and activities that will deliver high quality sustainable visitor facilities such as culture and leisure facilities, sporting attractions and accommodation, including proposals for temporary permission in support of the promotion of events and festivals, will be supported. Such development and activities should be designed so that they:*

- contribute to the local economy*
- benefit both local communities and visitors*
- respect the intrinsic natural and built environmental qualities of the area*
- are appropriate for the character of the local environment in scale and nature.*

Development should be located within existing settlements, or as part of planned urban extensions, unless it can be demonstrated that:

- *such locations are unsuitable for the nature of the proposal and there is an overriding benefit to the local economy and/or community and/or environment for locating away from such built up areas;*
or
- *it relates to an existing visitor facility which is seeking redevelopment or expansion.*

National Planning Policy Framework:

Guidance contained within paragraph 83 of the NPPF states that '*Planning policies and decisions should enable:*

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

*c) **sustainable rural tourism and leisure developments which respect the character of the countryside;** and*

d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship'.

In addition paragraph 84 states that '*Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas **may have to be found adjacent to or beyond existing settlements**, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.*

Paragraph 213 of the NPPF states that '*However, existing [development plan] policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)'*.

Assessment of Local Policy LP7:

The application site via the highway network is located immediately adjacent to Grasby, a small village (policy LP2). The sites south west boundary is adjacent to and opposite the north east edge of the Grasby built form. In addition the site is approximately 3 miles to the north west of Caistor and approximately 5.2 miles to the south east of Brigg. There are no pedestrian footpaths adjacent the boundaries of the site and there is no street lighting. Pedestrian footpaths are opposite the site along Brigg Road and to the south east of Grasby Wold Lane.

Grasby is classified as a small village (tier 6 settlement) in local policy LP2 of the Central Lincolnshire Local Plan and has moderate facilities in the form of a public house (Cross Keys), a church, a primary school and a village hall. Grasby does not have a post office or village shop. It is served by a limited bus service which picks up from a bus stop outside the Village Hall which is a short 5 minute walk from the site. The bus services available are:

- 1501 South Kelsey-Market Rasen – School days only
- 161 Market Rasen-Brigg-Scunthorpe (Morrisons) – One day a week (Thursday)
- 53C On request Callconnect bus service.

The nearest railway station is at Barnetby, approximately 4.5 miles away.

The application site is close to two entry points to the Viking Way. Approximately 150 metres to the south of the site is Public Rights of Way Gras/29/3 and approximately 740 metres to the south west of the site is Public Rights of Way Sear/49/1. The Viking Way is a long distance footpath which starts on the banks of the Humber in the north and winds its way through Lincolnshire to finish on the shores of Rutland Water, a total of 235km (147 miles). The Viking Way weaves through the Lincolnshire Wolds Area of Outstanding Natural Beauty. It would be possible to assess a number of settlements including Caistor from the Viking way although it may be expected most visitors would drive to Caistor/Barnetby for supplies other than could be provided on site. The proposed development includes an onsite shop which will provide basic supplies to visitors and a gain for the residents of Grasby.

Although the proposal is not within an area designated for it's of special scenic or landscape quality the proposal may have some attraction to visitors which will provide a contribution to the local economy through using local services in the immediate area and other local areas such as Caistor.

The site has very good access to the public footpath network and would support existing community facilities within the village of Grasby – particularly the Cross Keys public house, in close walking proximity of the site.

The visitors will further contribute by visiting tourist attractions around the local area including the historic town of Caistor. The application form states that the proposal will employ six full time and two part-time employees.

The Authority's Economic Development are supportive of the above application from a visitor economy perspective.

The sites position, characteristics and boundary treatments means that the site has the potential to have biodiversity impact as well as a visual impact. Visual and ecology impacts will be assessed later in the report.

Local policy LP7 states that development of this nature should be located within existing settlements unless such locations are unsuitable and there:

'is an overriding benefit to the local economy and/or community and/or environment for locating away from such built up areas' or 'it relates to an existing visitor facility which is seeking redevelopment or expansion'.

It is acknowledged that a 32 holiday lodge accommodation site does not immediately lend itself to being located within an existing settlement. In this case the site is not isolated from a tier 1-7 settlement listed in local policy LP2 of the CLLP because it is immediately adjacent the north east built edge of Grasby (tier 6) – consistent with NPPF paragraph 84. Village facilities such as the Cross Keys PH are on the immediate footstep of the site. The development is a new business venture and does not expand an existing visitor facility. The development is therefore not an expansion of an existing visitor facility or is within the built form of a tier 1-7 settlement. However, alongside the sites close adjacent relationship with a recognised settlement with some services which includes easy access to the Viking Way does the proposal justify or provide any overriding benefits?

The submitted design and access statement states that the *'The site is a dormant commercial quarry and a commercial mining scar on the Lincolnshire Wolds. It is a parcel of land that can now be put to better and more sensitive or compatible and economically sustainable use for the Wolds and Grasby Village alike'*. The design and access statement goes on to state that *'the proposal will greatly benefit the adjacent settlement by way of the shop and through the jobs it will create in relation to the Wardenship of the Site, the Store/Shop, the cleaning of lodges and the maintaining of the site and the lodges. It is envisaged the development will create 6 full time jobs and 2 part-time. In addition the quarry will see its biodiversity increase both through extensive additional tree planting and the creation of a lake and a pond, both of which will be stocked with native Flora & Fauna'*.

It is relevant to acknowledge that planning permission has recently been refused for 84 holiday lodges in the open countryside to the east of Snitterby (application ref 138145). In way of comparison, it is considered that there are a number of factors that weigh in favour of the current application site – not least its location within a quarry on the settlement edge with immediate access to village facilities.

In terms of scale this application is a lot smaller in the number of lodges proposed in Snitterby. The Snitterby site was completely isolated from any settlement with a distance of approximately 800 metres from Snitterby with no existing pedestrian infrastructure to get to the village without introducing a very long footpath onto a countryside lane. By comparison, this application is immediately adjacent the settlement of Grasby, with immediate access to its facilities and with the installation of an extremely modest pedestrian footpath can link up to the existing footpath infrastructure. It also links up with the public right of way network, including immediate access to the Viking Way long distance walk.

Unlike the Snitterby application this application will also provide a basic provision shop on site which can be used by the visitors and the residents of the village – it would introduce a rural community facility to the village that it is currently missing.

The Snitterby application site is open fields adjacent and surrounding a Listed Building on three sides. This application is a redundant quarry which although not defined as previously developed land in annex 2 of the NPPF ('land that has been developed for minerals extractions' is expressly excluded) has been left untouched for a number of years, and would not impact upon any designated heritage assets.

In comparison this application is of a much more modest scale and is located in a more appropriate sustainable rural location immediately adjacent to a settlement and existing infrastructure including a short walk to the Viking Way. Although the site is not previously developed land it will enable an acceptable use of a redundant quarry.

Concluding Statement:

The proposed development is a new venture which would be redevelop an abandoned chalk quarry which is technically located in the open countryside but adjacent the built form of Grasby. The site would have a shop on site for basic supplies and would be in very close proximity to the Viking Way. Grasby has a limited bus service so visitors would rely on a vehicle to travel to most local services and tourist attractions, beyond the immediate vicinity. The development will also provide employment opportunities. Given the sites close relationship to Grasby and the proximity of the Viking Way it is considered that it is likely to have a tourism, economic and community benefit along with enhancing the current condition and appearance of the site. Therefore it is considered that the site is an appropriate location for a holiday accommodation business and the development will provide overriding benefits to the local economy, community and environment. Therefore it is concluded that the principle of the development can be supported and accords to local policy LP7 of the Central Lincolnshire Local Plan and the provisions of the NPPF.

It is considered that policy LP7 is consistent with the sustainability guidance of the NPPF and can be attached full weight.

Landscape and Visual Impact

Objections have been received from residents in relation to the development having a harmful visual impact.

Local policy LP17 states that *'To protect and enhance the intrinsic value of our landscape and townscape, including the setting of settlements, proposals should have particular regard to maintaining and responding positively to any natural and man-made features within the landscape and townscape which positively contribute to the character of the area, such as (but not limited to) historic buildings and monuments, other landmark buildings, topography,*

trees and woodland, hedgerows, walls, water features, field patterns and intervisibility between rural historic settlements’.

Developments should also *‘be designed (through considerate development, layout and design) to preserve or enhance key local views and vistas’*

Local policy LP26(c) states *‘All development proposals must take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place. As such, and where applicable, proposals will be required to demonstrate, to a degree proportionate to the proposal, that they:*

(c) Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;’

The WLLCA defines the site as being within the North West Wolds Escarpment character area. The WLLCA defines some of its key characteristics as a mix of arable and pasture with large scale field pattern with well-maintained hedgerow boundaries and very few hedgerow trees. It has dispersed, sparse settlements including small villages and individual farms. The site is not considered to be in a sensitive landscape.

On page 5 of the submitted Planning, Design and Access Statement it states that *‘the development is of a scale and size commensurate with the proposed use and with the rural character of the location and site’* and page 6 states that *‘The appearance of the proposed lodges and landscaping will be high quality’.*

The holiday lodges and wardens accommodation/shop are proposed to be constructed from (see plan 201807-06 Rev B dated 18th October 2018):

- External walls - cedar exposed timber cladding
- Roof - black/dark grey sheet aluminium tiles
- Windows and doors - dark grey UPVC
- Rainwater goods -black UPVC

The holiday lodges and wardens accommodation/shop are proposed to be approximately (see plan 201807-06 Rev B dated 18th October 2018):

Structure	Dimensions (in metres)		
	Length	Width	Height
Holiday Lodges	12.8	6.7	3.95
Wardens Accommodation/Shop	19.2	6.7	3.95

The proposed material finish and the scale of the structures particularly the timber cladding are considered acceptable in this location.

The former use of the site as a quarry means the ground levels of the site differ considerably from a level which is normal for the area to significantly

lower levels where excavation has taken place. The proposal will locate holiday lodges (lodge 1-15) on two thirds of the site but the only lodges that would be visible from outside the site are the ones located on the south west section of the site bordering 1 Brigg Road, the A1084 and Grasby Wold Lane.

The site apart from the north east boundary located on top of the quarry cliff is well screened by existing vegetation. The vegetation to each of these boundary is proposed to be enhanced and intensified by the planting of new trees.

The site is not within an area designated for its special scenic and landscape quality.

Consideration has been given to the character of the area and the characteristics of the site and its surrounding area plus the visibility of the site from all directions. Due regard has also been given to comments made from representations and supporting statements with the application. Given this it is considered that the development with appropriate landscaping will not have an adverse visual impact on the character and appearance of the site, the edge of the settlement or the surrounding open countryside. The proposal will accord with local policies LP17 and LP26 of the CLLP and guidance contained within the NPPF.

It is considered that policy LP17 and LP26 are consistent with the visual and amenity guidance of the NPPF and can be attached full weight.

Residential Amenity

Objections have been received from residents in relation to the development having a harmful impact through noise and anti-social behaviour.

The site is adjacent and opposite the built form of Grasby. The dwellings opposite the site are on the other side of Brigg Road (A1084) and are set back at least 17 metres from their rear north east boundaries.

A section of the sites south west and north west boundary is adjacent 1-6 Brigg Road. The proposed development will include the retention of a lot of existing trees alongside the planting of new trees to thicken the screening to particularly the south east, south west and north west boundaries. This includes both the shared boundaries with 1-6 Brigg Road. The proposed holiday lodges will be single storey structures of a height of approximately 3.95 metres. The proposed nearest lodges will be approximately 27 metres (lodge 15), 28 metres (lodge 32) and 33 metres (lodge 17) from the shared boundary with 1 Brigg Road.

Therefore the development will not have a significant adverse overlooking, overbearing or loss of light impact on the neighbouring residents.

Noise:

Paragraph 003 (Reference ID: 30-003-20140306) of the Noise section of the NPPG states that:

'Local planning authorities' plan-making and decision taking should take account of the acoustic environment and in doing so consider:

- *whether or not a significant adverse effect is occurring or likely to occur;*
- *whether or not an adverse effect is occurring or likely to occur; and*
- *whether or not a good standard of amenity can be achieved.'*

The change of use of the site has the potential to have a noise impact on the neighbouring dwellings along Brigg Road. The completion of an appropriate noise assessment with necessary mitigation methods has been recommended by the Authorities Public Protection Officer (PPO). The PPO has confirmed in writing that a noise assessment can be secured by a condition.

Therefore, subject to conditions, the proposal would accord to local policy LP26 of the CLLP and guidance contained within the NPPF.

It is considered that policy LP26 is consistent with the amenity principles of the NPPF and can be attached full weight.

Highway Safety

Objections have been received from residents on the harmful impact of the development on highway safety.

The proposal will make use of the existing wide vehicular access off Grasby Wold Lane and create a new pedestrian only access in the south west corner to connect to the highway improvements identified on site plan 201807-05 Revision B dated 2nd March 2019.

The A1084 junction (60mph) with Grasby Wold Lane (60mph) and Main Street (30mph) is a busy cross roads which is made more awkward to pull onto by the gradient of Main Street.

The proposal provides two parking spaces per structure with some additional limited parking around the area of the proposed shop.

The Local Highways Authority at Lincolnshire County Council, as the statutory consultee for highway safety, have not raised concerns or objected to the development on highway safety grounds subject to conditions ensuring the highway improvement is installed prior to operation of the business.

Therefore the development will not have an adverse impact on highway safety and accords to local policy LP13 of the CLLP and guidance contained within the NPPF.

It is considered that policy LP13 is consistent with the sustainable transport and highway safety guidance of the NPPF and can be attached full weight.

Biodiversity and Local Geological Site

Guidance contained within paragraph 170 of the NPPF states that '*planning policies and decisions should contribute to and enhance the natural and local environment by*

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)'

Guidance contained within paragraph 175 of the NPPF states that '*When determining planning applications, local planning authorities should apply the following principles*'. The applicable ones to the development are:

a) 'if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁵⁸ and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity'.

Local Policy LP21 of the CLLP states that '*All development should:*

- *protect, manage and enhance the network of habitats, species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site;*
- *minimise impacts on biodiversity and geodiversity; and*
- *seek to deliver a net gain in biodiversity and geodiversity.*

Paragraph 5.6.1 of LP21 states that '*Central Lincolnshire has many areas which are noted for their natural beauty and biodiversity value. These areas also support a wide variety of species and habitats, and form an important part of the network of biodiversity sites within the wider environment. Wildlife sites and habitats that are, as at 2016, recognised as being of national, regional and local importance within or partly within Central Lincolnshire include: Bardney Limewoods National Nature Reserve, over 20 Sites of Special Scientific Interest, 361 Local Wildlife Sites, around 250 Sites of Nature Conservation Interest, **18 Local Geological Sites** (emphasis added), 2 Regionally Important Geological Sites and 9 Local Nature Reserves. These sites support important natural assets, such as ancient woodland, heathland, acid grassland and wetland.'*

The application has included the submission of a Preliminary Ecological Appraisal (PEA) prepared by KJ Ecology dated 20th February 2019. Section 4 evaluates the site and makes recommendations for fauna and flora: It states:

1. Before any works can commence, an early Summer survey needs to be carried out, to ensure that there are no protected Spring and Summer plants in the quarry which would not show up when the survey was carried out in November;
2. No site clearance works, including work next to boundary hedges, can take place during the nesting season (March to September) until a nesting bird survey is undertaken, as all nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended);
3. If for any reason the crack in the quarry face needs to be disturbed, as highlighted in Target Note 1, then a bat survey will need to be carried out first as all bats are protected under the Wildlife and Countryside Act 1981 (as amended);
4. The completed Lodge area needs a wildflower area which will be planted up with native Calcareous grassland plants and the ponds need planting up with native aquatic plants. This will enhance the natural biodiversity of the site. The native trees need to include species such as Rowan (*Sorbus aucuparia*) and Guelder Rose (*Viburnum opulus*) which will provide nectar for insects in the Spring and fruits for birds in the Autumn/ Winter;
5. A management plan needs to be in place for the management of the grassland areas, the ponds and the trees, and shrubs.

Following the submission of the PEA the Lincolnshire Wildlife Trust made recommendations (summarised):

- To leave an area in the north/north west section of the site undeveloped to allow chalk quarry flora to remain undisturbed.
- To reduce the amount of cabins by 20-25% to accommodate the above.
- Not object to the smaller pond creation further south in the site (indeed this could be larger).
- Consider the large lake proposed towards the north of the site can be a lost to introduce the rare opportunity to achieve biodiversity net gain for a priority habitat associated with a thin chalk soil/bare chalk re-vegetation.

With these recommendations in mind an amended proposal was submitted reducing the development to 32 lodges (22% reduction), removing the large lake and retaining an undeveloped area to the north/north west section of the site.

The amendments to the scheme have been welcomed and supported by the Lincolnshire Wildlife Trust subject to conditions including the completion of a summer vegetation survey and a habitat management plan.

The Authorities Tree and Landscape Officer states that *'the revised plan is much more appropriate to the site and its Local Green Space designation, and demonstrates that the planning system is appropriately considering the requirement for conserving & enhancing the biodiversity value of the site as required in chapter 15 of the latest NPPF, specifically paras 170 and 174b), and policy LP21 for Biodiversity and Geology in the CLLP, which specifically refers to Local Geological Sites in para 5.6.1 as being important.'*

All of the recommendations suggested are necessary and can be incorporated into appropriate pre-commencement or in accordance with conditions.

The proposal will therefore not have an adverse impact on any protected fauna, flora species or a local Geological Site and will have biodiversity enhancements by retaining a bare undeveloped area for flora purposes, a pond and new planting including boundary infill planting. The proposal will therefore accord with local policy LP21 of the CLLP and guidance contained within the NPPF.

It is considered that policy LP21 is consistent with the natural environment guidance of the NPPF and can be attached full weight.

Archaeology:

The Historic Environment Officer at Lincolnshire County Council has no objections to the proposal but has recommended that, *'prior to any groundworks, the developer should be required to commission a Scheme of Archaeological Works for historic building recording (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook) in accordance with a written scheme of investigation submitted to and approved in writing by the local planning authority.'*

Therefore subject to conditions the development will not have a significant adverse archaeological impact and accords to local policy LP25 of the CLLP and guidance contained within the NPPF.

It is considered that policy LP25 is consistent with the historic environment guidance of the NPPF and can be attached full weight.

Drainage

Foul Water:

The application form states that foul water will be disposed of to the mains sewer. Site plan 201807-05 Revision B dated 2nd March 2019 identifies the proposed gravity sewer to be installed onto the site and existing sewer it is proposed to be connected to. Anglian Water have confirmed the foul drainage from this development is in the catchment of Grasby Water Recycling Centre that will have available capacity for these flows.

After discussion with a Building Control Officer this proposed scheme is acceptable but more detail is necessary to demonstrate that it is achievable.

Surface Water:

The application form states that surface water will be disposed of to soakaways. The Lead Local Flood Authority at Lincolnshire County Council have not objected to the proposal on surface water drainage. The use of a sustainable urban drainage system (SuDs) is welcomed, however no evidence has been submitted to demonstrate that the ground conditions are suitable.

It is considered that foul and surface water is capable of being addressed by condition. Therefore subject to a condition the development would accord with local policy LP14 of the CLLP and the provision of the NPPF.

It is considered that policy LP14 is consistent with the drainage guidance of the NPPF and can be attached full weight.

Contamination

Local policy LP16 of the CLLP states that *'development proposals must take into account the potential environmental impacts on people, biodiversity, buildings, land, air and water arising from the development itself and any former use of the site, including, in particular, adverse effects arising from pollution.'*

As demonstrated on site plan 201807-05 Revision B and 201807-07 Revision B dated 2nd March 2019 the proposal will include some infilling of the site to raise ground levels and create level surfaces to position the lodges and install associated infrastructure. This will include bringing a material onto the site to facilitate the raised ground levels. This material will need to be appropriate to the geology of the site so that it does not have a contaminative impact on the site and its Local Geological status. The Lincolnshire Wildlife Trust have provided detailed advice on the type of material which is acceptable and will not have a short and long term harmful impact on the geological value of the site.

Therefore a condition requiring the need to provide details of the material to be brought onto site is considered necessary and an advisory note will be added from the Lincolnshire Wildlife Trust.

The Authorities Public Protection Officer (PPO) has stated that a contamination condition is required due to previous activities on the site. In discussion the PPO confirmed that a condition was acceptable.

Therefore subject to a condition the development would accord with local policy LP16 of the CLLP and the provision of the NPPF.

It is considered that policy LP16 is consistent with the contamination guidance of the NPPF and can be attached full weight.

Other Considerations:

Use

The proposed development should be conditioned for holiday use to ensure that the lodges are retained for tourism purposes and not lost to permanent residential accommodation.

Pre-commencement Conditions

The agent as confirmed in writing that the pre-commencement conditions are acceptable.

Conclusion and reasons for decision:

The decision has been considered against LP1 A Presumption in Favour of Sustainable Development, LP2 The Spatial Strategy and Settlement Hierarchy, LP7 A Sustainable Visitor Economy, LP13 Accessibility and Transport, LP14 Managing Water Resources and Flood Risk, LP16 Development on Land Affected by Contamination, LP17 Landscape, Townscape and Views, LP21 Biodiversity and Geodiversity, LP25 The Historic Environment, LP26 Design and Amenity and LP55 Development in the Countryside of the Central Lincolnshire Local plan 2012-2036 and guidance contained within the National Planning Policy Framework and National Planning Practice Guidance.

The proposal will provide visitor accommodation in an appropriate location immediately opposite the settlement boundary of Grasby. The development would enhance the biodiversity of the site and respect its Local Geological status including setting aside an areas for typical quarry flora to grow. The proposal will not have a significant adverse visual impact on the site, the open countryside or the settlement edge of Grasby. It will not have a significant adverse impact on the living conditions of neighbouring residential uses, highway safety, archaeology, drainage or have a harmful contaminative impact on the Quarry. Therefore the proposal conforms to local policy LP7, LP13, LP14, LP16, LP17, LP21, LP25, LP26 and LP55 of the Central Lincolnshire Local Plan and the provisions of the National Planning Policy Framework.

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Legal Implications:

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report

Representors to be notified -

(highlight requirements):

Standard Letter

Special Letter

Draft enclosed

Prepared by: Ian Elliott

Date: 21st March 2019

Decision Level (tick as appropriate)

Committee

Conditions stating the time by which the development must be commenced:

1. The development hereby permitted must be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

2. No development must take place until a landscaping scheme has been submitted including:

- a section drawing of the pond
- details of the species, position, height, planting formation and schedule of all trees, hedging and aquatic plants
- Material construction of all hardstanding areas including any lodge bases.
- All external lighting including any proposed to be attached to the lodges and shed/shop

have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development site is appropriately landscaped in its setting to accord with the National Planning Policy Framework and local policies LP17, LP21 and LP26 of the Central Lincolnshire Local Plan 2012-2036.

3. No development must take place until a noise assessment has been submitted to and approved by the Local Planning Authority. The noise assessment must include any necessary noise mitigation measures and a noise management policy. No operation of the site must occur until all recommended noise mitigation measures have been installed and the site must be operated in accordance with the approved noise management policy.

Reason: To protect the amenity of the adjacent neighbour's from undue noise to accord with the National Planning Policy Framework and local policy LP26 of the Central Lincolnshire Local Plan 2012-2036.

4. No development must take place until details of a scheme for the disposal of foul sewage and surface water from the site (including the results of any necessary soakaway/percolation tests and connectivity plan) have been submitted to and approved in writing by the Local Planning Authority. No operation of the site must occur until the approved scheme has been installed.

Reason: To ensure adequate drainage facilities are provided to serve each dwelling, to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and local policy LP14 of the Central Lincolnshire Local Plan 2012-2036.

5. No development must take place until an early summer survey has been completed in accordance with section 4.2 recommendation 1 of the Preliminary Ecological Appraisal (PEA) prepared by KJ Ecology dated 20th February 2019. The survey must be submitted to and approved in writing by the Local Planning Authority. No operation of the site must occur until all recommendations in the survey have been implemented.

Reason: In the interest of nature conservation to accord with the National Planning Policy Framework and local policy LP21 of the Central Lincolnshire Local Plan 2012-2036.

6. No development must take place until details of the material(s) used to raise land levels and level the site has been submitted to and approved in writing by the Local Planning Authority. The material(s) must be appropriate to the geology of the site (see Lincolnshire Wildlife Trust Advisory Note below) and certificated as contaminant free. The infilling of the site must be completed using the approved material(s).

Reason: To ensure that material brought onto the site is appropriate and will not contaminate the site to accord with the National Planning Policy Framework and local policy LP16 of the Central Lincolnshire Local Plan 2012-2036.

7. No development (including any site clearance or regrading) shall take place until, a contaminated land assessment and associated remedial strategy, together with a timetable of works, have been submitted to and approved in writing by the Local Planning Authority (LPA) and the measures approved in that scheme shall be fully implemented. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically in writing:
 - a) The contaminated land assessment shall include a desk top study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

- b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
- c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.
- d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.
- e) Upon completion of the works, this condition shall not be discharged until a closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: In order to safeguard human health and the water environment and identify potential contamination on-site and the potential for off-site migration as recommended by the Environmental Protection Officer the National Planning Policy Framework and policy LP16 of the Central Lincolnshire Local Plan.

Conditions which apply or are to be observed during the course of the development:

8. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved must be carried out in accordance with the following drawings:
 - 201807-05 Revision B dated 2nd March 2019 – Proposed Site Plan
 - 201807-06 Revision B dated 18th October 2018 – Proposed Holiday Lodge, Wardens Lodge and Supply Shed/Shop Elevations and Floor Plans
 - 201807-07 Revision B dated 2nd March 2019 – Proposed Site Levels Plan

The works must be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and local policy LP26 of the Central Lincolnshire Local Plan 2012-2036.

9. No operation of the site must occur until the works to improve the public highway have been completed in accordance with plan 201807-05 Revision B dated 2nd March 2019 and subject to a road safety audit, have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development to accord with the National Planning Policy Framework and local policies LP13 of the Central Lincolnshire Local Plan 2012-2036.

10. No operation of the site must occur until a Habitat Management Plan for the site has been submitted to and approved in writing by the Local Planning Authority. The approved Habitat Management Plan shall be accorded to thereafter.

Reason: In the interest of nature conservation to accord with the National Planning Policy Framework and local policy LP21 of the Central Lincolnshire Local Plan 2012-2036

11. The development hereby approved must only be carried out in accordance with the recommendations set out in section 4.2 recommendation 2, 3 and 4 of the Preliminary Ecological Appraisal (PEA) prepared by KJ Ecology dated 20th February 2019.

Reason: In the interest of nature conservation to accord with the National Planning Policy Framework and local policy LP21 of the Central Lincolnshire Local Plan 2012-2036.

Conditions which apply or relate to matters which are to be observed following completion of the development:

12. The warden's lodge shall only be occupied by the onsite warden and their resident dependants, in association with the holiday accommodation use of the site.

Reason: The creation of permanent residential accommodation in this unsustainable location would not normally be permitted and could also undermine achievement of the Local Planning Authority's policy objectives on the management of housing supply to accord with the National Planning Policy Framework and LP1, LP2 and LP55 of the Central Lincolnshire Local Plan 2012-2036. Residential occupation can only be supported in this instance in conjunction with a tourism use for the benefit of the rural economy in to accord with the National Planning Policy

Framework and LP1, LP2 and LP55 of the Central Lincolnshire Local Plan 2012-2036.

13. The lodges, (apart from the warden's accommodation) shall be used as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. The owners/operators shall maintain an up-to-date register of the names of all occupiers in individual caravans on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: The site is located within the open countryside where permanent residential accommodation would not normally be permitted to accord with the National Planning Policy Framework and local policy LP1, LP2 and LP55 of the Central Lincolnshire Local Plan 2012-2036.

14. All planting agreed in the approved landscaping scheme in condition 2 of this permission shall be carried out in the first planting and seeding seasons following the occupation of the caravans or the completion of the development whichever is sooner and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason: To ensure that a landscaping scheme to enhance and screen the development is provided to accord with the National Planning Policy Framework and local policy LP17, LP26 and LP55 of the Central Lincolnshire Local Plan 2012-2036.