

Planning, Design and Access Statement N and P Burrows Ltd: Inglewood, North Moor Road, Messingham, Lincs DN17 3PY

Introduction

This Planning, Design and Access Statement has been written to accompany a full planning application for the change of use of land to provide a further caravan and motorhome storage facility as an extension to an existing caravan and motorhome storage area with associated development at land adjacent (south) of Inglewood House, North Moor Road, Messingham.

The Applicant

By way of background the applicant N and P Burrows Ltd is a successful small family business which operates from Inglewood, North Moor Road, Messingham. The business offer comprises a fireplace retail business, a caravan sales area which operates as an affiliated dealership with Compass, caravan services and repairs and the sale of associated camping and caravanning accessories.

The applicant family business also offers secure caravan and motorhome storage facilities in a number of secure and screened areas for around 140 touring caravans and motorhomes. These caravan and motorhome storage facilities has proved to be very popular, as the applicants advise that restrictive covenants exist at a number of nearby new housing estates which prevent occupiers storing a caravan or motorhome upon their driveway, and as a result the storage facilities which were last expanded two years ago are once again now at capacity. Looking forward and given the quantum of new housing that is required to be built in North Lincolnshire to meet its objectively assessed housing needs it is envisaged that should future occupiers own caravans or motorhomes then it is anticipated that further caravan and motorhome storage facilities will be required to meet peoples future requirements.

The applicant has successfully just secured a new motorhome franchise, so they now require extra space to display motorhomes that are for sale as part of growth and expansion plans for the business.

In turn, and to ensure that this growth is sustainable, several new job opportunities will also be created.

In order to free up space on its main existing sales area to accommodate the motorhomes that will be displayed for sale, the applicant intends to decant some of the caravans and motorhomes that are stored on the main site onto land it owns, adjacent to one of its other caravan and motorhome storage areas that gained permission in 2017.

The Application Site

The application site is situated in a rural area a short distance to the south west of the settlement of Messingham. Immediately adjoining the site to the north beyond the previously consented caravan and motorhome storage facilities and a field access track are two dwellings Inglewood House and Inglewood bungalow where two generations of the applicant family reside. From this site the applicant family run a small number of businesses as detailed above.



The application site is set well back and out of sight from the highway. It was formerly used for equestrian purposes and the applicant's previous intention was to provide five touring caravan pitches upon the site along with an amenity building which gained planning consent as part of application ref PA/2017/2069.

Along North Moor Road is a hedgerow and a drain. To the south and east, beyond the applicant's landholding is agricultural land.

As shown on the photographs below landscaped earth bunds successfully screen the existing caravan and motorhome storage areas from public view.



Looking toward the existing caravan/motorhome storage area and application site next to the access from North Moor Road



Photograph showing the secure gated access into the existing caravan and motorhome storage area consented in 2017, through which the proposed development site will be accessed.



View from the western site boundary at the top of the access track looking south across the application site towards the adjacent fishing pond. Note that earth bunds have already been formed and exist around the boundaries of the application site

Access to the site would be via the existing access from North Moor Road and through the earlier caravan and motorhome storage area as shown on the submitted plans. The vehicular access gained planning permission in 2003. The access road which is orientated east- west dissects the field.

A small fishing pond exists to the south of the application site in land controlled by the applicant and an embankment has been formed directly to the north of the pond which it is believed was formed from soil excavated when the fishing pond was dug. Further landscaped earth bunds exist around the subject site including one which runs along the full extent of the southern site boundary. These bunds have been planted with silver birch and other native species. These landscaping belts of maturing planting help to screen views of the site from the wider public domain and as one approaches the site along North Moor Road.

Along both the southern and western site boundaries are drainage dykes (Catchwater Drain) which it is understood are the responsibility of the local drainage board to maintain. Along the western boundary is a further earth bund which further helps to screen the site from the road.

The subject site has been in the ownership of the applicant for many years.

Planning History

Inglewood House site

PA/2013/1574 – Planning permission was granted on 12.02.2014 for the change of use of land from agricultural to a caravan storage area as an extension to existing caravan storage area at the Inglewood House

PA/2009/0948 - Planning permission was granted on 14.09.2009 for change of use of land for the storage of 40 caravans.

Application site (field south of Inglewood House)

PA/2017/2069 – Planning permission was granted on 27.02.2018 for the change of use of land for caravan storage (67 caravans), amenity block and associated landscaping. A landscaping scheme was subsequently submitted to address condition 4 and this was formally discharged in letter dated 12.04.2018 under DOC ref PA/2018/478. The planning permission has been implemented and the storage facilities are at full capacity however the amenity building has yet to be constructed.

PA/2006/151 – Planning permission was granted on 15.03.2006 for the change of use of land for equestrian use, retain embankments, pond, access road and manage and to erect stables and field shelter upon the application site, land to the south of Inglewood House. This permission has partially been implemented. It is understood that precommencement conditions 2, which required facing materials for the development to be submitted and approved by the LPA, and 3, which required landscaping details to be submitted and approved by the LPA were both discharged before the development commenced.

PA/2003/0502- Planning permission was granted in June 2003 to construct a new access off North Moor Road into the application site. This access has been created.

Proposed Development

As detailed above the applicant has just secured a new motorhome franchise, so they now require extra space to display motorhomes that are for sale as part of growth and expansion plans for the business. In turn, and to ensure that this growth is sustainable, several new job opportunities will also be created.

In order to free up space on its main existing sales area, to accommodate the new motorhomes that will be displayed for sale, the applicant intends to decant some of the caravans and motorhomes that are stored on the main

site onto land it owns, adjacent to one of its other caravan and motorhome storage areas that gained permission in 2017.

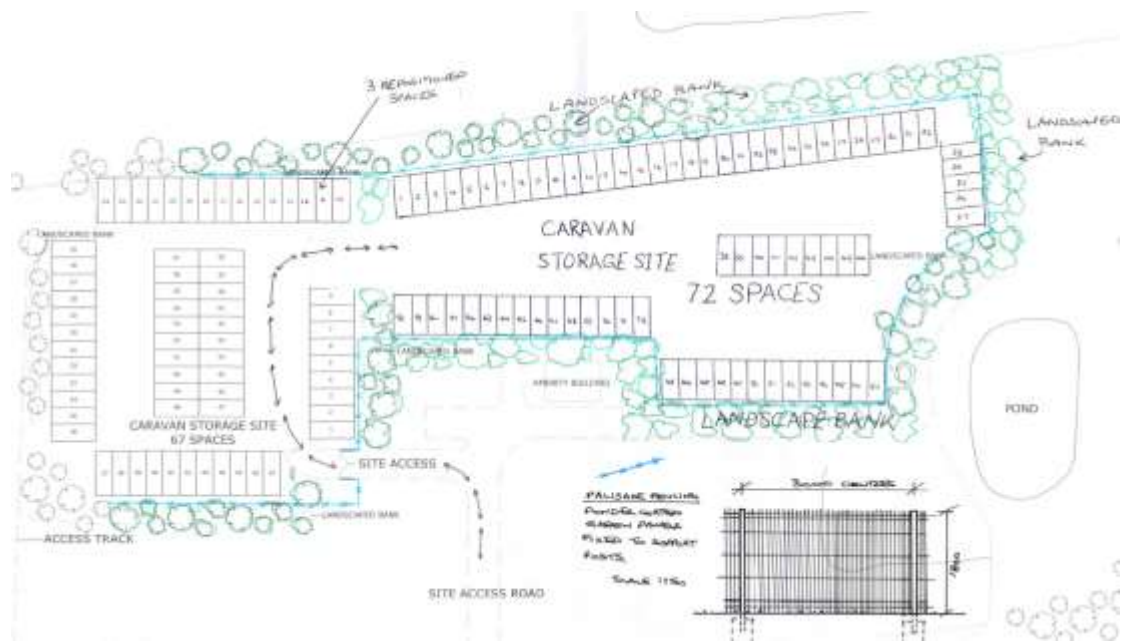
This application therefore seeks full planning permission for change of use of the land to allow the storage of 72 touring caravans and/or motorhomes.

The proposed development would enable the long established existing family local business to grow and expand sustainably by providing a further discreet area of caravan and motorhome storage which would be used in association with the existing caravan storage areas which are all also now at capacity.



Extract of Site Location Plan

The application site is currently maintained as a grassed area and is set well back from the road. It benefits from an existing approved vehicular access from North Moor Road as shown as the extract of the site location plan above.

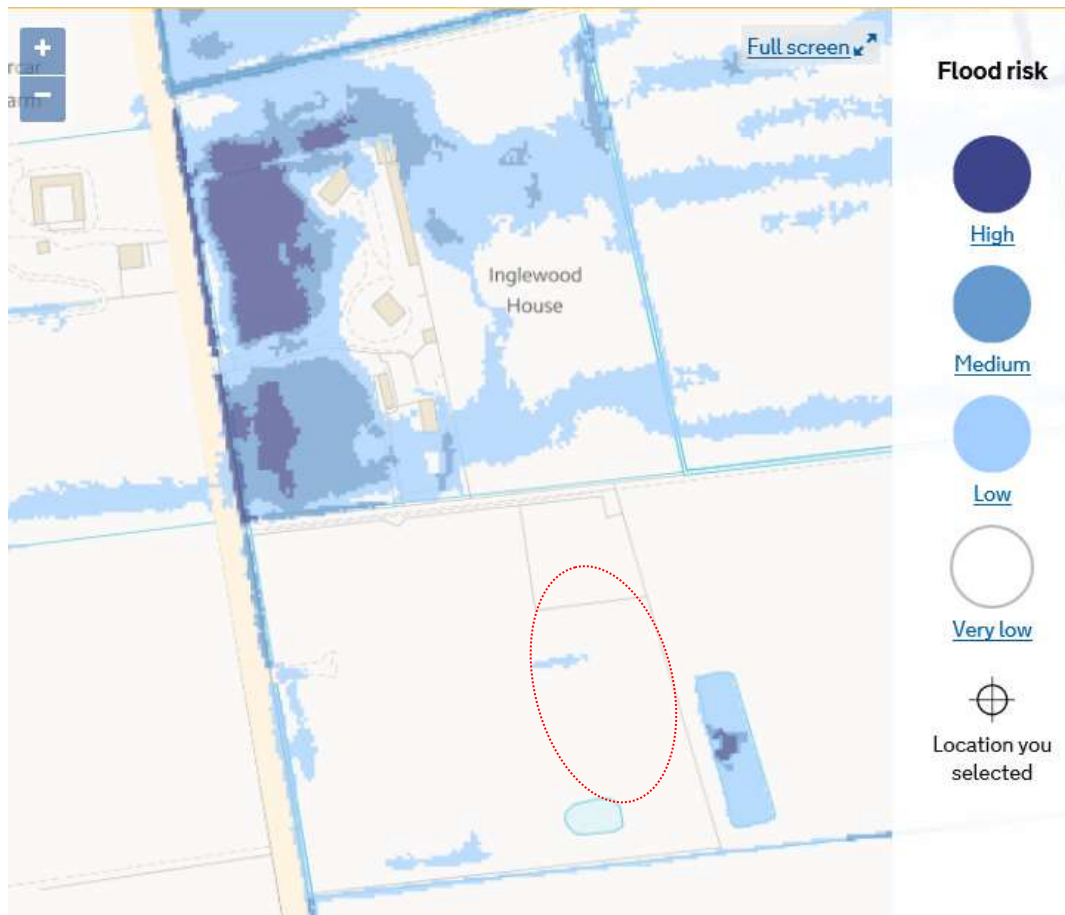


Extract of Site Layout Plan (NTS)

As shown on the site layout plan the site would provide provision for the storage of 72 touring caravans or motorhomes along with associated landscaping and screening in a layout reflective of the existing adjacent caravan site storage area. Access would be gained through the previously consented caravan and motorhome storage area as indicated above.

Whilst various other areas of land within the existing planning unit - Inglewood House – were considered, the clay ground to the front of Inglewood House is known to the applicant to be prone to water logging and on occasion has held large quantities of surface water runoff in times of excess rainfall and when the existing drains are at capacity and have overflowed. We are further advised by the applicant that the application site is more free draining and does not retain surface water as the adjoining land has done in the past.

This can be qualified by flood risk information which available on the Government's Beta website. An extract of the information that is available is shown below:



Flood risk from surface water showing the extent of flooding Source: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/>

For these reasons the land to the front of Inglewood House has been discounted and the application site has been selected to meet the future requirements of this long-established local family business to allow it to continue to grow and prosper on a sustainable fashion.

Planning Policy

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan currently comprises the North Lincolnshire Local Plan and North Lincolnshire Core Strategy.

The North Lincs Local Plan was produced in 2003 and is now significantly out of date. The North Lincs Core Strategy was adopted in 2011 and set out the long-term vision for the area up to 2026.

National Planning Policy

Central to the NPPF is a presumption in favour of sustainable development. As set out in paragraph 2 planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

As expanded upon in the NPPF, there are three dimensions to sustainable development that give rise to the need for the planning system to perform a number of roles:

- An Economic role - which involves, amongst others, helping to build a strong, responsive and competitive economy;
- A Social role - to support strong, vibrant and healthy communities and by fostering a well-designed and safe built environment, with accessible services that reflect the current and future needs and support communities' health, social and cultural well-being; and
- An Environmental role - contributing to protecting and enhancing our natural, built and historic environment and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

These roles should not be undertaken in isolation because they are mutually dependent.

Under the heading *Building a Strong, Competitive Economy* paragraph 80-82 identifies that planning policies and decisions should help to create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth, taking into account both local businesses needs and wider opportunities for development.

Under the heading of *Supporting a Prosperous Rural Economy* paragraph 83 states that planning policies should enable the sustainable growth and expansion of **all types** of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings, the development and diversification of agricultural and other land-based rural businesses and support sustainable rural tourism and leisure development.

Paragraph 84 recognises that sites to meet local business and community needs in rural areas may have to be found adjacent to and 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.

North Lincolnshire Local Plan:

Policy T2 (Access to Development) requires satisfactory and adequate access to be provided.

Policy RD2 (Development in the Open Countryside) lists the types of development whereby planning permission will be granted which includes development which is essential for the provision of outdoor sport and countryside recreation.

Policy DS1 (General Requirements) requires that a high standard of design is expected in all developments in both built up areas and the countryside and proposals for poorly designed developments will be refused. All proposals will be considered against the criteria set out below:

Quality of Design

- I. the design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area; and
- II. the design and layout should respect and where possible retain and/or enhance the existing landform of the site.

Amenity

- III. no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing; and
- IV. amenity open space in the area should be retained, wherever possible; and
- V. no pollution of water, air or land should result which poses a danger or creates detrimental environmental conditions.

Policy DS14 requires satisfactory provision to be made for the disposal of foul and surface water from new development.

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire) seeks to support a thriving rural community and a vibrant countryside by creating opportunities for rural economic diversification and the promotion of tourism. It also advocates a strong focus on retaining and enhancing existing local services to meet local needs as well as recording that support will be given to development that promotes rural economic diversification and small-scale employment opportunities, particularly on previously used land and proposals that involve tourism development.

Policy CS2 (Delivering More Sustainable Development) supports uses that require a countryside location or which will contribute to the sustainable development of the tourism industry. Proposals should contribute towards

achieving sustainable economic development to support a competitive business sector.

Policy CS3 (Development Limits) states that development outside these defined boundaries will be restricted to uses which require a countryside location or that which will contribute to the sustainable development of the tourist industry.

Policy CS5 (Delivering Quality Design in North Lincolnshire) requires all new development to be well designed and appropriate for their context. This policy also lists the design criteria upon which new development proposals shall be assessed against.

Policy CS15 (Culture and Tourism) seeks to protect and enhance existing tourist facilities and infrastructure and see to support sustainable tourism.

Planning Appraisal

Principle of Development

The application site is located in the countryside where policy RD2 is relevant. This policy sets out the Council's approach to development proposals outside of defined development boundaries. Policy RD2 seeks to strictly control development in the open countryside and restricts the types of development in these locations to specific types. The proposed development is considered to generally accord with this policy insofar as the principle is concerned, as development that relates to outdoor sport and countryside recreation is identified as an appropriate form of development in the open countryside.

Policy CS15 of the Core Strategy relates to tourism development and supports the protection and enhancement of existing tourist facilities and infrastructure, focusing on the area's natural and built assets. Paragraph 83 of the NPPF also supports the sustainable growth and expansion of all types of business in rural areas as well as sustainable rural tourism and leisure developments which respect the character of the countryside.

The proposed development is directly related to the provision of countryside recreation and would support a prosperous rural economy as well as rural tourism and leisure which in turn would also be of benefit to both the applicant's business and other businesses in the local area. This proposal would sustainably support the growth and expansion of a long established and already successful existing rural enterprise.

The site is closely related and could help compliment the variety of other nearby tourist and leisure developments on offer in the surrounding area.

The site is located approximately 6 miles from Blyton Park Driving Centre which hosts multiple motorsport events and driving experiences at its circuit. Also in close proximity to the site, approximately 1.5 miles away is Kieradan Park

which has three tracks for motorcycle racing in addition to Grange Park which offer a variety of leisure activities including golf, tennis and fishing.

For these reasons it is considered that the proposed development is generally in accordance with the relevant development plan policies and as such is acceptable in principle.

Present and future needs of the diversifying business for further caravan and motorhome storage.

The NPPF advocates at paragraph 83 encouragement to the growth and expansion of all types of business in rural areas to support a prosperous rural economy.

To allow for the continued and sustainable growth and expansion of this long-established family business, it now needs further caravan and motorhome storage facilities which will also in turn free up space on its existing main site to accommodate motorhomes that will be for sale as part of the new motorhome franchise the Company has just secured. Taking on the new franchise will also in turn create several new job opportunities.

In order to free up space on its main existing sales area, to accommodate the new motorhomes that will be displayed for sale, the applicant intends to decant some of the caravans and motorhomes that are stored on the main site onto land it owns, adjacent to one of its other caravan and motorhome storage areas that gained permission in 2017.

The existing caravan and motorhome storage facilities have reached capacity and the applicants have reluctantly had to turn potential new customers away. To meet the demands of people in the area, both existing and in the future, further caravan storage facilities as proposed are therefore required.

In terms of needs the applicants advise that there are a number of recent housing estates in the area whereby restrictions exist preventing occupiers from storing a caravan and motorhomes at their home address. Residents that own caravans and motorhomes therefore require caravan and motorhome storage facilities close by. Looking forward the Lincolnshire Lakes Area Action Plan which was adopted in May 2016 seeks to deliver 6,000 new homes, business space, community facilities and open space in new villages within a high quality, waterside setting between Scunthorpe and the River Trent. Should restrictions be put in place preventing future occupiers of these future homes from stationing a caravan or motorhome at their home address then it is held that further caravan and motorhome storage facilities will be required to meet the needs of future generations in this locality.

Visual Impact and Landscaping

The application site is set well back from the road by over 150 metres and is also well screened from view when travelling along North Moor Road by a boundary hedgerow and some tree planting. Further hedgerows exist around other fields in the surrounding area which would also contribute towards screening the development from wider public view.

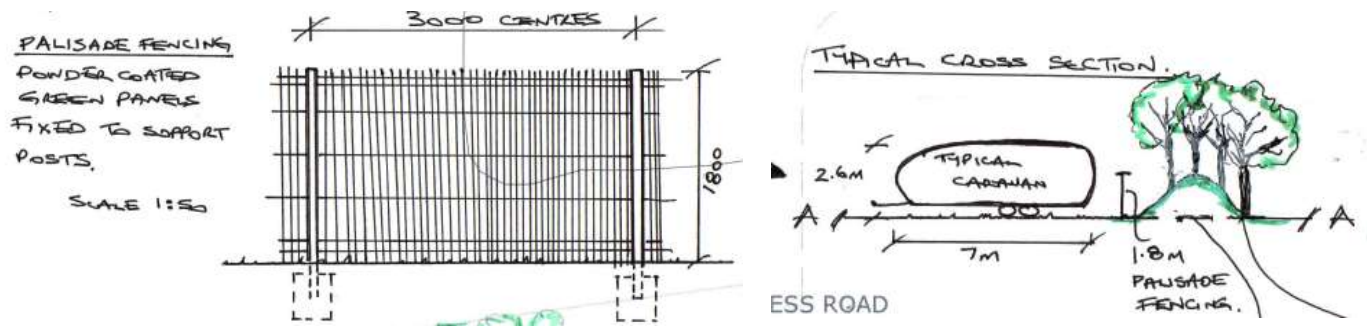


Looking toward the existing caravan/motorhome storage area and application site next to the access from North Moor Road



Some earth bunds that are to be planted already exist around the application site and further landscaped embankments are also proposed. These embankments are typically around 2 metres in height which will subsequently be planted with native species. As with the applicant's other earlier approved and implemented existing caravan and motorhome storage areas, powder coated green 1.8-metre-high palisade fencing will be erected

on the inside of the earth embankments to fully secure the site as shown below.



In addition to mitigating any perceived visual impact of the proposed development the landscaped embankments will also bring with them ecological benefits as biodiversity net gains. Native species such as hawthorn and holly hedging, silver birch, rowan and field maple saplings will attract and enhance wildlife.

The landscaping around the existing site is successful in screening it from wider views and it is considered to be a non-intrusive feature in the landscape. The landscaping proposed will screen the new development in a similar fashion and would prevent any undue and unacceptable impact on the character and appearance of the surrounding countryside.

Design and Layout

The design and layout of the extended caravan and motorhome storage area seeks to make the most efficient use of the land as well as providing sufficient space for each caravan or motorhome to be safely accessed and manoeuvred with ease.

Each storage space would measure approximately 8 metres by 3 metres, which it is considered would be adequate to cater for the range of sizes of caravan and motorhomes which the applicant typically require storage for. To facilitate access into the extended caravan and motorhome storage compound, spaces 10, 11 and 12 on the existing storage area would be repositioned to allow access into the extended storage compound.

In terms of surfacing, like the applicant's other storage compounds, the extended new caravan and motorhome storage area will be finished in a crushed flint and compacted permeable tarmac planings surface (65mm deep) on a permeable membrane.

Access and Highway safety

The existing highway access approved under PA/2003/0502 off North Moor Road into the application site has been created and has good visibility in both directions. These existing approved access arrangements would be utilised to serve the development proposal and is considered acceptable.

Conclusion

The proposed development offers the opportunity for rural economic diversification and promotes tourism. It will support the sustainable growth and expansion of the existing long-established local family business, as well as supporting sustainable rural tourism and leisure in a rural area. It will also enable the existing business to compete in a fiercely competitive market as well as creating some new employment opportunities (one full time and one part-time) as part of the new motorhome franchise the applicants have recently secured.

The site is closely related and could help compliment the variety of other nearby tourist and leisure developments on offer in the surrounding area.

The scheme is well designed and includes swathes of further landscape planting to complement existing planting and will have a minimal impact on the character of the surrounding area. Safe and adequate access arrangements will also be provided.

For these reasons we respectfully request that planning permission is granted.

July 2020