

PLANNING STATEMENT

**FULL PERMISSION FOR TWO CAMPING PODS TO
ACCOMPANY THE CERTIFIED CAMPING SITE AND FISHING
LAKES**

AT

**FOURWAYS FISHERY
GUNTHORPE ROAD, OWSTON FERRY
NORTH LINCOLNSHIRE DN9 1BG**

December 2025

Prepared by

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1.0 INTRODUCTION

Mark Simmonds Planning Services has been instructed by Mr. Ian Ball, to prepare and submit a planning application for the addition of two camping pods to accompany the popular certified campsite and associated fishing lakes at Fourways Fisheries Gunthorpe.

The Council will also note the previous submission for an amenity block which is pending a decision.

2.0 SITE HISTORY

PA/2001/0492: Planning permission to change the use of agricultural land to a motocross practice area – refused 28/06/2002

PA/2003/0638: Planning permission for change of use of agricultural land to fishing lakes with associated excavations and landscaping – granted with conditions 28/07/2003

PA/2011/0997: Planning permission for change of use of land to site mobile home and retention of structures in connection with keeping of livestock – refused 23/12/2011

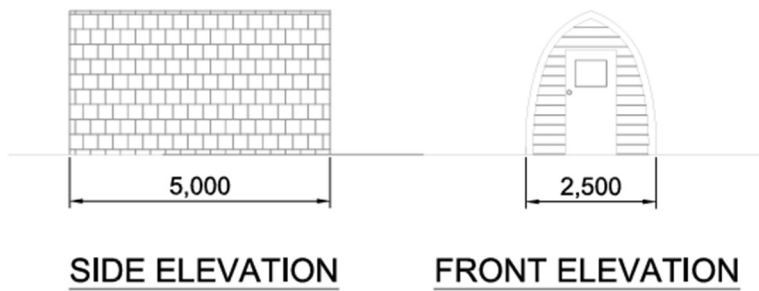
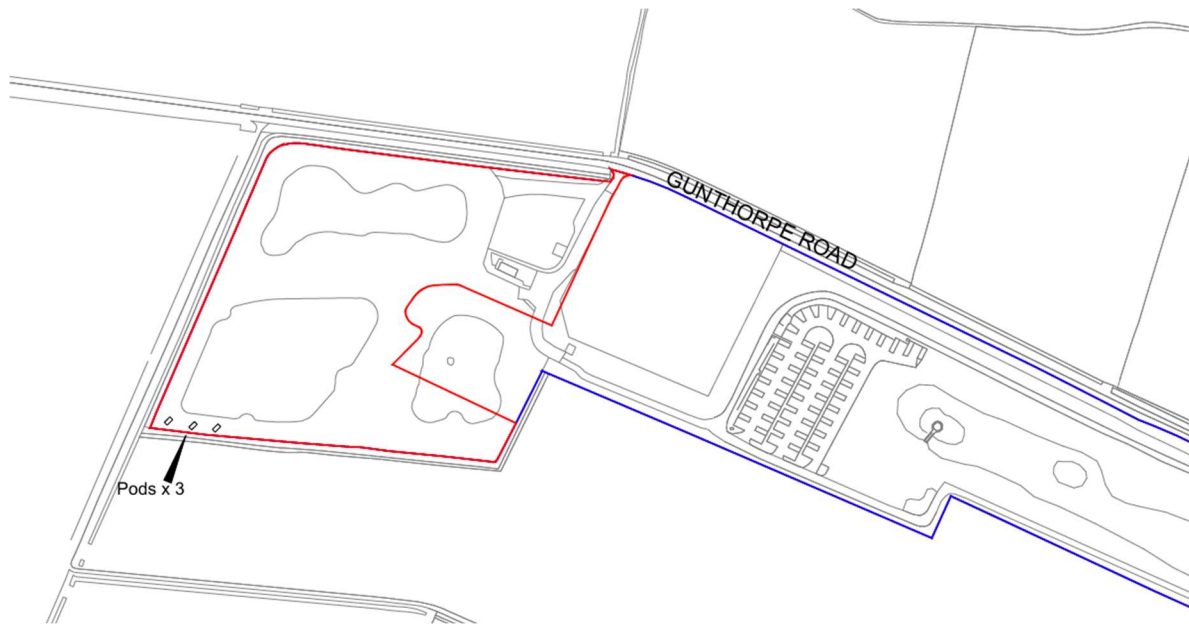
PA/2017/686: Planning permission for the siting of 10 holiday lodges, new access road, soft play area, erection of amenity block, and associated infrastructure and landscaping – refused 15/03/2018 and subsequent appeal dismissed 20/11/2018

PA/2018/1612: Planning permission to add new lake at existing site – permission granted with conditions 30/11/2018

The Council will also of course be aware of the Enforcement Notice Appeals associated with this site which are separate issues to this new planning application. The application site falls well outside of the site area identified in the Enforcement Notice.

3.0 THE PROPOSAL

Permission is being sought for the modest addition of 2 camping pods to provide additional shelter and accommodation to anglers especially in inclement weather. The pods are to be located close to the main lake and sensitively assimilate into the background landscaping. The site has become an increasingly popular site for recreational fishing and as such the certified caravan and camping site is running to capacity. The site now accommodates 4 large lakes, and these have become a popular retreat for many anglers and visitors.



Not to Scale - please see submitted plans

4.0 SITE AND LOCATION

4.1 The site is located to the south of Gunthorpe Road, Owston Ferry and is a certified caravan and camping site with 4 large fishing lakes. A large field is also used for a number of local and national Rally's.

5.0 PLANNING POLICY

The National Planning Policy Framework (NPPF 2024)

It sets out Central Government's planning policies for England and how these are expected to be applied.

Paragraphs 7 and 8 define the commitment to sustainable development based on three dimensions:

7. The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and

historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Building a strong, competitive economy

85. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

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Supporting a prosperous rural economy

- 88. 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;*
 - b) the development and diversification of agricultural and other land-based rural businesses;*
 - 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.*
- 89. 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.*

The Framework also goes on to further support the rural economy:

89. *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.*

The Core Strategy - North Lincolnshire Local Development Framework

This core policy document was adopted in June 2011 and sets out the long-term vision for North Lincolnshire and provides a blueprint for managing growth and development in the area up to 2026. It is the most important element of the North Lincolnshire Local Development Framework. It is part of the development plan for North Lincolnshire and is used to make decisions on planning applications. However, in accordance with the NPPF, due weight should be given to relevant policies of the plan, only according to the degree of consistency with policies in the NPPF.

The relevant section of the North Lincolnshire Local Development Framework, Core Strategy (Adopted June 2011) is listed below and considered in detail in the following Material Consideration analysis:

Policy CS1 (Spatial Strategy for North Lincolnshire)	Policy CS19 (Flood Risk)
Policy CS2 (Delivering more Sustainable Development)	North Lincolnshire Local Plan:
Policy CS3 (Development Limits)	RD2 (Development in the open countryside)
Policy CS15: Culture and Tourism	R11 Camping and Caravan Sites

6.0 JUSTIFICATION

6.1 The site is a well-established and popular fishing location and has become incredibly popular with Anglers nationwide. In addition to the fishing aspect, the site has incredible levels of flora and fauna and has become a rural retreat for those using the certified camping and caravanning site.

6.2 The site has benefitted from considerable investment and continues to bring considerable levels of rural prosperity to the area. Visitors are encouraged to use local facilities and Pubs, shops and restaurants nearby, all of which directly benefit from this successful site. The certified camping site is running full to permitted capacity and the Rally field, which operates under permitted development rights, has become a popular venue for Rallies. All visitors are encouraged to use the local facilities, and the owner has received praise and support from local businesses who are benefitting from this rural prosperity.

6.3 Policy CS1 states of these areas:

Rural settlements will be supported as thriving sustainable communities, with a strong focus on retaining and enhancing existing local services to meet local needs. Development will be limited and should take into account levels of local service provision, infrastructure capacity

and accessibility. Any development that takes place should be in keeping with the character and nature of the settlement.

6.4 Local Plan Policy and the Framework encourages the growth and expansion of rural business and tourism in this area of North Lincolnshire, which provides immediate and long-term benefits to not only the application site, but also other rural businesses. The nearby market towns rely on footfall and the existence of successful tourism facilities have been proven in positively supporting rural shops and the facilities contained in rural market towns.

6.5 This application arises out of a real and evident need to increase and improve the facilities available to the sites regular visitors. The Certified Caravan and Camping site has been successfully run for 7 years. The site is registered under licence number 112/057 for 5 caravans and 10 tents. One of the fields accompanying the lake is also certified for 50 pitches for Rallies under licence number 9094. The certified site is usually full to capacity and this along with the regular visitors to the fishing lake, has placed a greater demand for facilities; an amenity block has been applied for, to support the permitted uses and is an essential facility moving forward.

6.6 The application is for 2 small, modest camping pods which will sit on the south west side of the corner lake. The submitted plans show a traditional style camping pod which are very common in rural tourism locations. These pods are proposed to provide shelter in the day for anglers, especially in wet weather and will also provide an alternative form of accommodation to those anglers partaking in late evening/night fishing. The weather is less than predictable and these pods will provide a dry facility for those anglers enjoying the extensive fishing offered at Fourways.

Below are a few images of the pitches and visitor attractions located on the site.







6.7 Noise/ Amenity Impacts

Due to the modest nature of the proposal and the size of the site which accommodates campers and daily visitors to the lakes, the 2 camping pods, which are to be located at the far side of the south western lake, is not expected to increase any amenity or noise impacts. The boundaries of the site are very well screened and there are no neighbours which are considered to be near enough to experience any impacts from this minor development. On this basis the proposal is considered to accord with the Frameworks policies seeking to increase rural prosperity and the Local Plans policies which seek to protect and preserve amenity impacts.

6.8 Landscape Impacts

Although the site is in the open countryside, it is not within any designated landscape. Policy LC7 states that, where development is permitted within rural settlements or within the open countryside, special attention will be given to the protection of the scenic quality and distinctive local character of the landscape. Development which does not respect the character of the local landscape will not be permitted. The need to recognise the intrinsic beauty of the countryside is identified in the NPPF. Good design is called for at all levels of planning policy, including the NPPF, North Lincolnshire Local Plan and Core Strategy. The proposal takes advantage of being located in an organic position on the edge of the far lake, with the backdrop of heavy landscaping. The pods assimilate well into the countryside character and, on balance, respects the local landscape and the open countryside. Outside views into the site are very restricted by the extensive boundary screening and views of the pods will be largely limited to those using the lake. On balance the proposal is considered to comply with both local and national policy principles.

6.9 Flood Risk

The applicant has provided detailed Flood Risk Assessment's for the site and due to the minor nature of this proposal and that it provides a modest increase in the available accommodation on site which is to be used by Anglers sporadically and in conjunction with the fishing activities on the lakes, any risk is low. Camping pods are more akin to 'camping' in the facilities they provide and as such would be used in a similar way to a tent, providing dry accommodation as and when required. There is no possibility that any stay would be long term and all personal belongings can be moved instantly in the event of an unlikely flood event. The most recent Flood Risk Assessment has been provided and the Council is asked to consider that the use as proposed is not 'high risk' in nature, nor does it increase flood risk elsewhere as the existing surface water drainage system is adequate to accommodate any increase water run off created by the proposal.

7.0 CONCLUSION

The proposed addition of 2 modest camping pods in this location would add a facility to be used by Anglers in the conjunction with the fishing of the lakes and the certified site, its use being especially relevant in rainy conditions. The site location is in the open countryside; however, it is a popular fishing facility with permitted camping and caravanning and the proposal is modest and its design, not out of character with the use. The proposal does not have any negative impacts on the highway network, amenity nor the landscape character. To conclude we respectfully ask that this proposal for 2 Camping pods, is considered acceptable as it complies with planning policy delivering outcomes in accordance with the three dimensions of sustainable development.