

The Green Man, Main Street, Norton Disney, Lincolnshire LN6 9JU

Planning Application Supporting Statement (including Design & Access Statement)

April 2022

Executive Summary

This Statement is submitted in support of a planning application by Outdoor Inns for the siting of three temporary timber-built glamping pods on land to the rear of The Green Man, in Norton Disney to be used for tourist accommodation.

Outdoor Inns provides sustainable, affordable tourist accommodation, specifically for outdoor recreation and leisure groups at, or adjacent to, existing independently owned rural pubs across the UK.

Outdoor Inns work with pub owners, local authorities and communities to benefit from the recent growth in 'staycations' in order to boost rural economies, generate local employment, sustain local facilities and maintain assets of community value, in particular local pubs.

Outdoor Inns are committed to working closely with all stakeholders to deliver much needed high-quality tourist accommodation in Britain's most beautiful areas to benefit local communities in a sustainable manner.

Outdoor Inns proposal for The Green Man would represent low impact and sustainable diversification of an existing rural business. This integrated accommodation offer would bring social, economic and environmental benefits to the site and surrounding area through increased overnight visitors, increased spend into the local economy and a significant habitat enhancement program resulting in biodiversity net gain.



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Introduction

Introduction

This Statement is submitted in support of a planning application by Outdoor Inns for the siting of three temporary timber-built glamping pods on land to the rear of The Green Man in Norton Disney to be used for tourist accommodation.

The Green Man is a family friendly public house situated in the village of Norton Disney on the western boundary of the North Kesteven district of Lincolnshire.

The three non-permanent pods are to be sited in the locations outlined in the attached site plan GRE-102. The units would serve as year-round accommodation for people visiting Lincolnshire. Each of the 3 units would sleep 4-6 people accommodating a maximum of 18 people on site at any time.

The proposals will help boost rural, sustainable tourism while benefitting local businesses.

The accommodation will bring social benefits by diversifying the existing rural business to ensure the continued viability of the pub at a time where many village pubs are closing. The pods will help tie business to the pub and provide an increase in footfall and turnover for both the pub and other local services.

Situated to the west of Lincolnshire and near to existing tourism hotspots, the pods will provide accommodation for the increasing staycation market. The sustainable design of the pods helps reduce the environmental and visual impact, while respecting the character of the local countryside.

This Statement responds to the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 ("the 2015 Order"). The 2015 Order states that planning applications, with some exceptions, are to be accompanied by a Design and Access Statement which explains the design principles that have been applied to the development and explains how issues of access are addressed.

This Statement is structured as follows:

- **Chapter 2** Introduces the site and local context
- **Chapter 3** Sets out the planning context for the proposals
- **Chapter 4** Describes the application proposals
- **Chapter 5** Provides an assessment of the proposals
- **Chapter 6** Sets out our summary and conclusions

Site and local context

Site location

The site is located within the village of Norton Disney which lies midway between Lincoln and Newark and 2 miles to the south-east of the A46.

Norton Disney is a small village and civil parish on the western boundary of the North Kesteven district of Lincolnshire.

Within the village there is the Green Man public house and a church.

The site lies near to the Newark Air Museum, the RSPB Langford Lowfields site and Whisby Nature Park.

There are many sporting attractions nearby including Newark Canoe Club, Activities Away activity centre, three golf courses, four fishing sites, the Giant Lincoln Mountain Biking site and the RSPB Langford Lowfields reserve.



Location Plan GRE-002



The application site

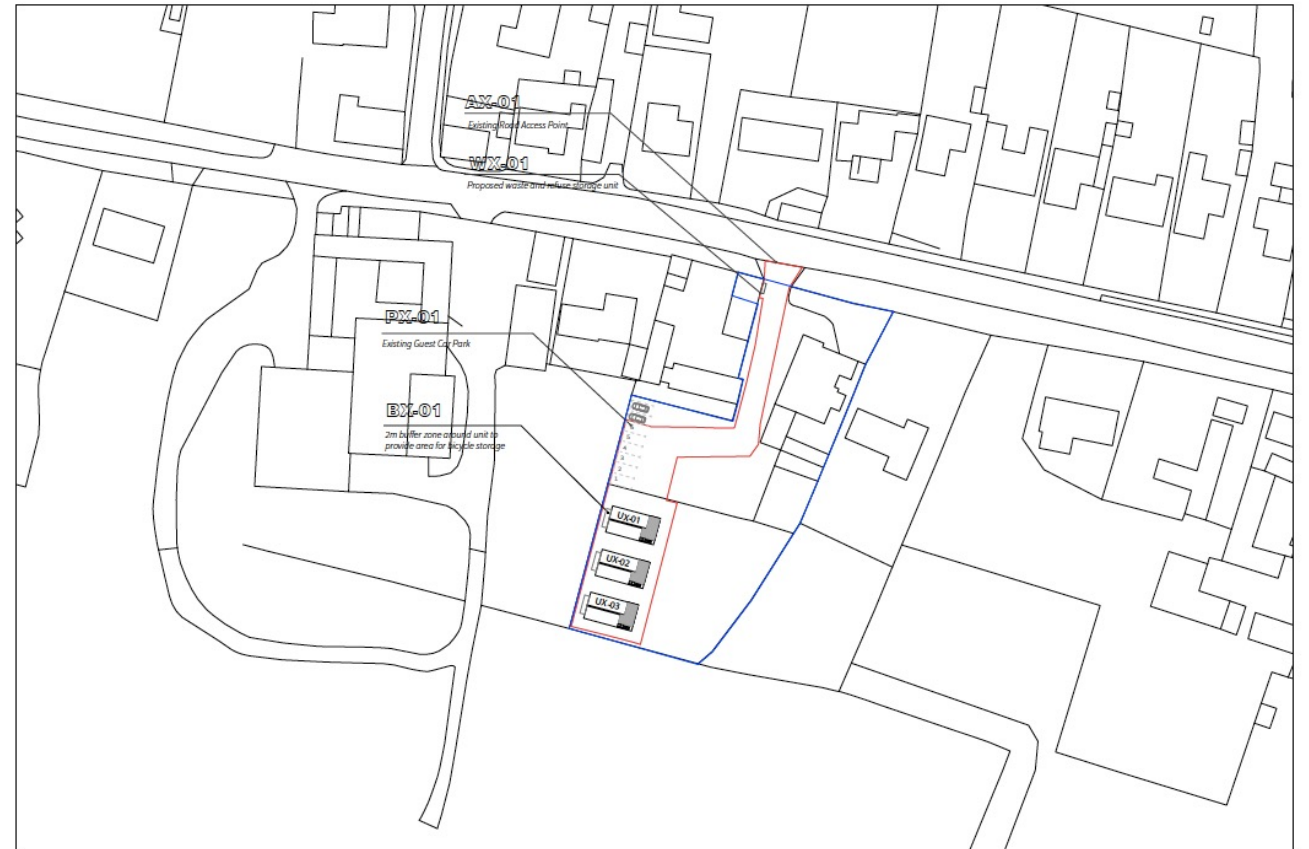
The total Green Man landholding of 0.76 acres has been owned by the landlord since 2015. The proposed development site comprises approximately 0.11 acres of gravel parking with a grassy seating area.

There is an existing exit/entrance point to the pub carpark which is suitable for use by the accommodation.

There is existing power and water available from the property.

The closest shop is 2.3 miles away and there are bus stops in the village.

There are four listed buildings in the village of Norton Disney, these are the Church of St Peter, the Old Vicarage, the Barn and Outbuilding to the North of Manor House and the Manor House.



SITE PLAN		scale 1:500	0 5 10 20 30 40 50m ——— overall site boundary ——— development site boundary			Main St, Norton Disney The Old Vicarage, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	0304 PLANNING THE GREEN MAN GRE-1.02
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Site Plan GRE-102





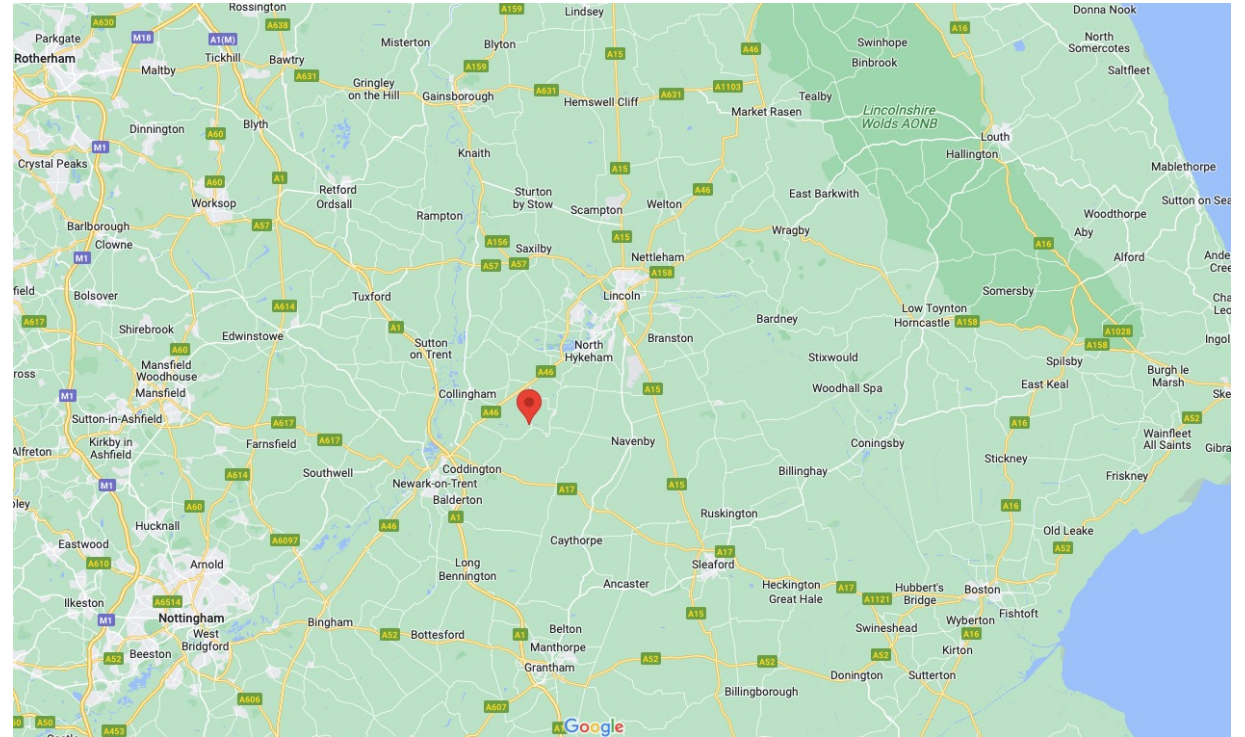
Aerial view of site and surrounding landscape

Local context

The site is located in the village Norton Disney, a small village and civil parish on the western boundary of the North Kesteven district of Lincolnshire. It lies midway between Lincoln and Newark, 2 miles (3.2 km) to the south-east of the A46.

The parish of Norton Disney is located between the river Witham and Stapleford parish in the south and the A46 "Fosse Way" in the north. To the west is the Nottinghamshire border and Thurlby parish lies to the east. The Fosse Way was a Roman road of great importance as a route from Exeter to Lincoln via Bath, Cirencester and Leicester, especially for soldiers heading to Lincoln and further north.

Norton Disney is recognised as a small village 'tier 6' within policy LP2 'The Spatial Strategy and Settlement Hierarchy' of the Central Lincolnshire Local Plan (CLLP).



Wider context map



Hill Holt Wood



Aubourn Hall Gardens and Grounds



Somerton Castle

Planning context

The development plan

The proposed development has been assessed against the Central Lincolnshire Local Plan (Adopted 2017). In addition, national planning policy and non-statutory supplementary documents are relevant material considerations.

In addition to reference to relevant policy, the brief has been informed by the pre-planning application response from North Kesteven District Council reference 21/1816/ADVICE.

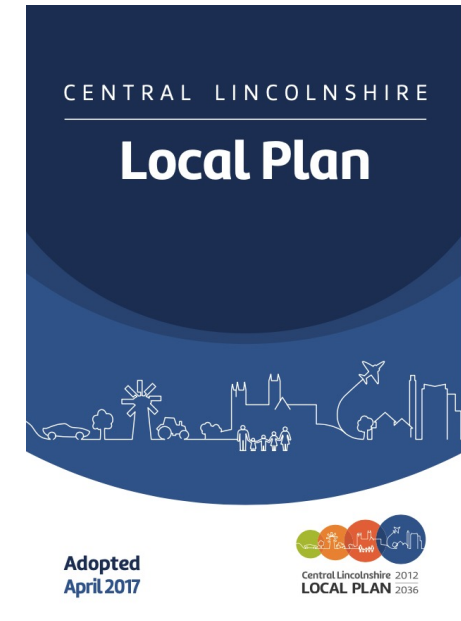
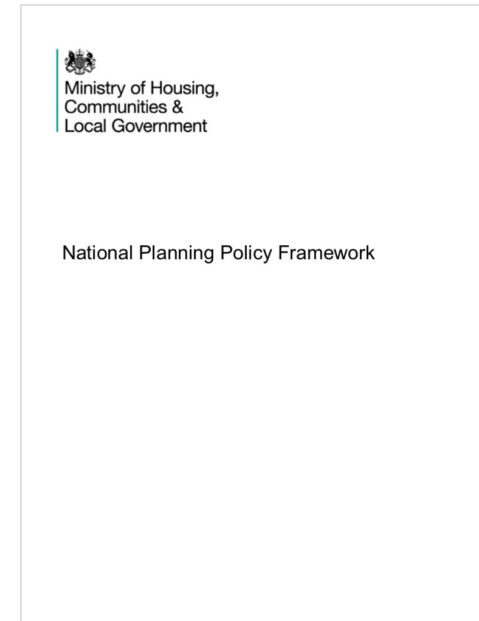
The final proposal has been assessed against a Preliminary Ecological Appraisal.

National Planning Policy

- National Planning Policy Framework (NPPF) (2021)
- National Planning Practice Guidance (on-line)

Local Planning Policy:

- Central Lincolnshire Local Plan Core Strategy (2017)
 - LP1 A Presumption in Favour of Sustainable Development
 - LP4 Growth in Villages
 - LP7 A Sustainable Visitor Economy
 - LP13 Accessibility and Transport
 - LP17 Landscape, Townscape and Views
 - LP21 Biodiversity and Geodiversity
 - LP25 The Historic Environment
 - LP26 Design and Amenity



Key designations

The site itself is not subject to any statutory designations. There are four listed buildings within Norton Disney, however none of these would be impacted by the proposed development.

- This proposal is assessed primarily against Policy LP7 'The Visitor Economy' of the Central Lincolnshire Local Plan. The introductory text to policy LP7, highlights the importance of the tourism sector in Greater Lincolnshire. Specifically, the visitor economy is identified as one of the top three strongest economic sectors within Central Lincolnshire and where the Central Lincolnshire Economic Growth Delivery Plan (2016) identifies the visitor economy as a key sector in its action plan for achieving growth.
- There are four listed buildings within Norton Disney, these are the Church of St Peter, the Old Vicarage, the Barn and Outbuilding to the North of Manor House and the Manor House. The listed buildings are sufficient distance away and separated by significant tree and hedgerow so as not to be impacted by the proposed development.



Aerial view of designated areas

Planning history

There were no planning recent applications found on the proposed development site.

Application proposals

Overview of proposals

Outdoor Inns provides sustainable, affordable tourist accommodation, specifically for outdoor recreation and leisure groups at, or adjacent to, existing independently owned rural pubs across the UK.

Outdoor Inns work with pub owners, local authorities and communities to benefit from the recent growth in 'staycations' in order to boost rural economies, generate local employment, sustain local facilities and maintain assets of community value, in particular local pubs.

Outdoor Inns are committed to working closely with all stakeholders to deliver much needed high-quality tourist accommodation in Britain's most beautiful areas in a manner that will benefit local communities in a sustainable manner.

Outdoor Inns proposal for The Green Man would represent low impact and sustainable diversification of an existing rural business. This integrated accommodation offer would bring social, economic and environmental benefits to the site and surrounding area through increased overnight visitors, increased spend into the local economy and a significant habitat enhancement program resulting in biodiversity net gain.

The three non-permanent pods are to be sited in the locations outlined in the attached site plan GRE-102. The units would serve as year-round accommodation for people visiting Lincolnshire. Each of the 3 units would sleep 4-6 people accommodating a maximum of 18 people on site at any time.



Digital render of pod

Overview of proposals

- Scheme concept and the pod

The proposal is inherently low impact with prefabricated units which are brought to site and located in position on removable ground screw foundations.

Each unit sleeps 4-6 people and has self catering facilities including a kitchenette, bedroom areas, toilets, showers and decking area.

The pods are of high-quality design which reflect and respect the character of the existing settlements.

- Site layout

The three pods are discreetly located to the rear of the site and the existing access and carpark will be utilised by the new development resulting in minimal visual impact. The secluded layout is important for the target market as well as ensuring the proposal has no detrimental impact on neighbours and the local area.

- Appearance

The pod exterior is entirely timber clad, sympathetically designed in organic shapes with natural materials that blend into the surrounding landscape. No overhead exterior lighting would be used or installed on the site to minimise disturbance and protect the dark sky experience. All internal lights will be low wattage with a warm hue in order to maintain dark skies and local tranquillity.

- Landscape / screening

The pods will be sensitively sited to protect the local environment and reduce amenity impact, this will be enhanced with additional planting as part of a habitat enhancement programme.

- Construction

The pods are constructed off-site with sustainably grown untreated timber, glazed panels and hardwood decking area. The pods are designed in an arched configuration which reduces the internal surface area by around 15% and the internal building volume of around 10% which make the pods far more energy efficient than conventionally designed units with the same floor area. Ecologically friendly air source heat pumps are used to provide, heating, cooling and hot water.



Render of pod interior

- Utilities (power and water)

Existing power and water are available from the property and will be extended to each unit, a green energy supplier will be used for all power from the second year. Water saving sanitary fittings and appliances will be used throughout.

- Access and servicing

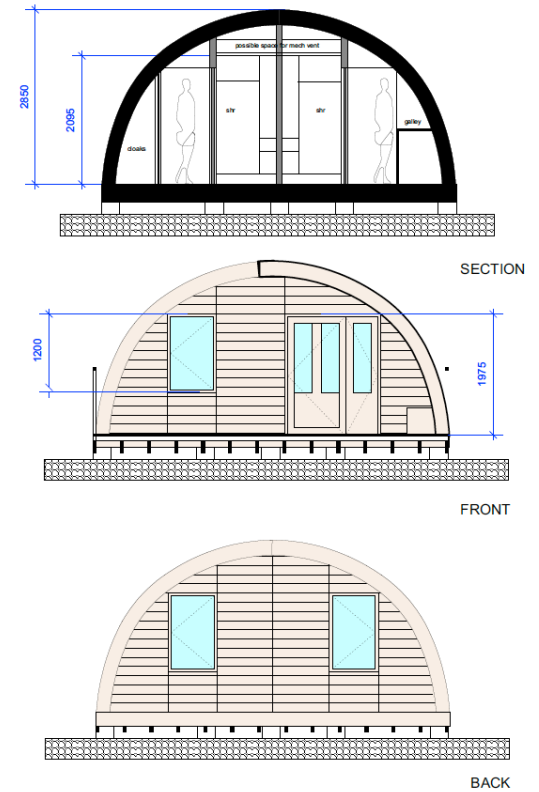
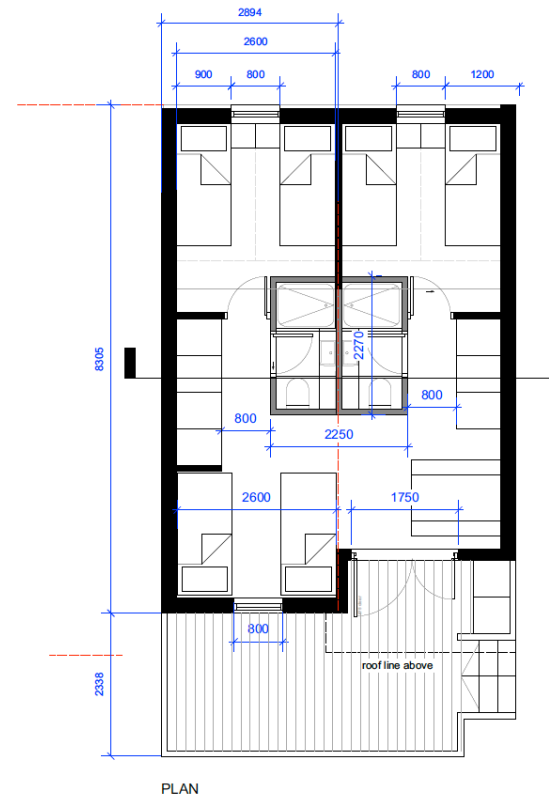
Access from the public highway is as per the existing site access. There are public footpaths and public transport links available within walking distance. Secure bicycle parking will be provided to the rear of each unit.

- Waste and recycling

Refuse and recycling facilities are provided within each pod and a communal waste storage area will be provided.

- Drainage

The pub is connected to the mains drainage system and it is also intended for the three units to have a mains drainage connection. The minimal surface water run-off from the pods will discharge through permeable surfaces straight into the ground. All paths will be permeable to assist with rainwater drainage.



SCALE 1:50 @ A3
09 sept 2020

Pod Elevations

Pre-app and neighbour consultation

Pre-application advice has been sought from the local planning authority in advance of submitting this application in order to establish the principle of development and identify any key issues associated with the proposals.

On 18th January 2021, a Planning Officer for Central Lincolnshire District Council, provided formal feedback on the pre-application proposals noting that,

“The site is located within an existing settlement and offers high quality visitor accommodation associated with an existing community facility and as such is supported through the wording within policy LP7 of the CLLP. Three 'pods' of timber construction are considered to assimilate with the rural qualities of the location without over developing the site, designed to complement the agricultural setting.”. (Reference 21/1816/ADVICE)

Outdoor Inns are committed to ensuring that our pods are located to provide the greatest positive impact to all stakeholders and to mitigate any perceived negative impacts that may arise. Outdoor Inns will work to adapt these proposals should any suggestions be made throughout the consultation process.

Assessment

Principle of development

Policy Context

Achieving sustainable development is a key principle of the **NPPF**, and paragraph 11 of the Framework sets out a clear presumption in favour of granting permission for sustainable forms of development.

The Framework seeks to support a prosperous rural economy, and paragraph 84 states that planning decisions should enable:

- (a) the sustainable growth and expansion of all type of business in rural areas, both through the conversion of existing buildings and well-designed new buildings;
- (b) the development and diversification 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.

This is reflected in the **Central Lincolnshire Local Plan which states at Strategic Policy LP1 (A Presumption in Favour of Sustainable Development)** *"When considering development proposals, the Central Lincolnshire districts of West Lindsey, Lincoln City and North Kesteven will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The districts will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in Central Lincolnshire"*.

Strategic Policy LP7 (A Sustainable Visitor Economy) highlights the importance of the tourism sector in Greater Lincolnshire. Specifically, the visitor economy is identified as one of the top three strongest economic sectors within Central Lincolnshire and where the Central Lincolnshire Economic Growth Delivery Plan (2016) identifies the visitor economy as a key sector in its action plan for achieving growth.

Strategic Policy 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.

Scheme Response

The overall approach of this development is one of sustainability, from developing a business that protects and enhance the natural landscape to the design and build of the unit and the approach to energy use.

The proposal will contribute to the local economic, social and environmental conditions through a richer tourism offer, thereby aligning with Policy LP7 of the Local Plan and the principle of sustainable development which is a 'golden thread' running through the NPPF.

From a locational perspective Norton Disney is classified as a "small village" and so represents an appropriate location to deliver new tourist accommodation.

The proposals will help boost rural, sustainable tourism while benefitting local businesses. The accommodation will bring social benefits by diversifying the existing rural business to ensure the continued viability of the pub at a time where many village pubs are closing. The pods will help tie business to the pub and provide an increase in footfall and turnover for both the pub and other local services.

Accordingly, the principle of the proposed development is considered strongly supported in planning terms.



Design and visual impact

Policy Context

The **NPPF** places considerable emphasis on the importance of achieving high-quality design. The Framework states that “Good design is a key aspect of sustainable development, creates better places in which to live and work, and helps to make development acceptable to communities”.

In terms of heritage, the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting (paragraph 194).

Paragraph 197 states that local planning authorities should take into account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) The desirability of new development making a positive contribution to local character and distinctiveness.

Strategic Policy LP7 (A Sustainable Visitor Economy) of the **Local Plan** states that development and activities should be designed so that they respect the intrinsic natural and built environmental qualities of the area and are appropriate for the character of the local environment in scale and nature.

Strategic Policy LP26 (Design and Amenity) of the **Local Plan** states that the all development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.

Scheme Response

The design of the pod has been carefully considered to be in keeping with the rural surroundings. The use of natural materials and curved roof help the units to sit in harmony with the natural landscape, and their scale is commensurate to their function.

In line with policies LP7 A Sustainable Visitor Economy and LP26 Design and Amenity the design and construction materials have been chosen to sustain local distinctiveness and character, protecting Lincolnshire’s natural environment and assets.

The pods have been located well removed from the public highway, and will have very little impact on the street scene. The external walls will silver off creating a space that sits in harmony with the landscape. Extensive landscaping and boundary treatments including planting of species-rich native scrub and trees around and between the units to provide additional screening to the existing tree boundary.

Wildflower meadow areas and bird and bat boxes will further enhance the biodiversity of the site see Habitat Enhancement Plan GRE-202 for full details.

Accordingly, the design of the proposal in terms of its siting, appearance and visual impact is considered in accordance with the relevant policy considerations.



In terms of heritage, Section 66 of the Town and Country Planning (Listed Buildings and Conservations Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority shall have special regard to the desirability of preserving of preserving the building or its setting.

This duty is embedded in the NPPF and the Central Lincolnshire Local Plan.

The application site does not contain any statutory listed buildings and the proposals do not directly affect any heritage assets. However, there are four listed buildings in the vicinity - the Church of St Peter, the Old Vicarage, the Barn and Outbuilding to the North of Manor House and the Manor House, and the impact of the proposals upon their respective setting has been assessed as follows:-

Church of St Peter

Parish church.C13,C14,C15 restored 1886.Coursed rubble and ashlar. West tower, nave with north aisle and south chapel, chancel and north chantry chapel. The church is a significant structure in the village and is widely visible from within the village and from the wider countryside

However, the church lies over 750m to the south east of the site and the proposed pods would have little, or no, impact on the visual setting of the church. The pods are low lying structures, whilst existing dense vegetation and hedgerows between the two sites, combined with the proposed planted screening would limit any inter-visibility between the proposal and the church.

Accordingly, it is considered that the application proposals would preserve the setting of Church of St Peter and would have no detrimental impact upon its heritage significance, or any of its associated features.

Old Vicarage

The Old Vicarage (Formerly listed as 23.8.67 the Vicarage) GV II House. Early C19. Red brick with slate shallow pitched, hipped roof with deep bracketted eaves. 2 brick walls and a single ridge stack. 2 storey, 5 bay.

For completeness we have considered the potential impact of the proposal on the old vicarage which sits adjacent to the church. However, due to the same separation distance between the application site and the church, and lack of any visibility due to the extensive landscape and thick vegetation cover, it is considered that the proposals would have no impact on its setting.

Barn and Outbuilding to the North of Manor House

Barn and Outbuilding - to north of Manor House GV II Barn and outbuilding. Early C18 and C19. Brick with ashlar dressings. Pantile roofs with brick coped gables with kneelers. Ashlar quoins and upper band.

Manor House

The Manor House is early C18 with minor C19 alterations. Coursed rubble and brick with ashlar dressings. Plain tile roof with 2 brick gable stacks, ashlar coped gables with kneelers. Ashlar first floor band and quoins. 2 storey, 3 bay. Brick front wall has central doorway with C19 half glazed door with tall overlight flanked by single C19 wooden cross casements with ashlar lintels, above 3 similar windows with segment heads. Deep cat-slide roof to rear.

Despite their relatively close proximity to the Manor House and the Barn and Outbuilding to the north of Manor House the proposed pods would have little, or no, impact on the visual setting of these buildings as they are low lying structures, and the existing dense vegetation and tree cover between the sites combined with the proposed planted screening would limit any inter-visibility.

Accordingly, it is considered that the application proposals would preserve the setting of the Manor House and the Barn and Outbuilding to the north of Manor House, and would have no detrimental impact upon their heritage significance.



Landscape and ecology

Policy Context

Paragraph 174 of the Framework states that planning 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);
- (b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- (c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- (e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- (f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Strategic Policy LP17 (Landscape, Townscape and Views) of the **Local Plan** 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. It also states that all development proposals should take account of views in to, out of and within development areas: schemes should be designed (through considerate development, layout and design) to preserve or enhance key local views and vistas, and create new public views where possible.

Strategic Policy LP21 (Biodiversity and Geodiversity) 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, should minimise impacts on biodiversity and geodiversity and seek to deliver a net gain in biodiversity and geodiversity.

Scheme Response

An Ecological Impact Assessment was carried out by Georgia Vessey of E3 Ecology in September 2021 and is submitted as part of this planning application. A summary of the findings and recommendations are outlined below.

The site is dominated by The Green Man pub to the north with gravel parking and a grass seating area to the south. The development site is considered to be of low/local value for the habitats it supports. The woodland to the east of the site, a small corner of which is included in the site boundary, is of local habitat value.

- There are no statutorily protected sites within 2km of the proposed development site.
- The site does not lie within a SSSI Impact Risk Zone (IRZ).
- Five non-statutorily protected sites were highlighted within 2km and were all over 1km from the site.
- No granted European Protected Species mitigation licences were highlighted within 2km during the desk study and no priority habitats were shown on or adjacent to site.

The report concluded that no further surveys of the site are required. The site is considered of up to local value for birds and of low value for bats, badger and hedgehog, with other protected and priority species likely to be absent.

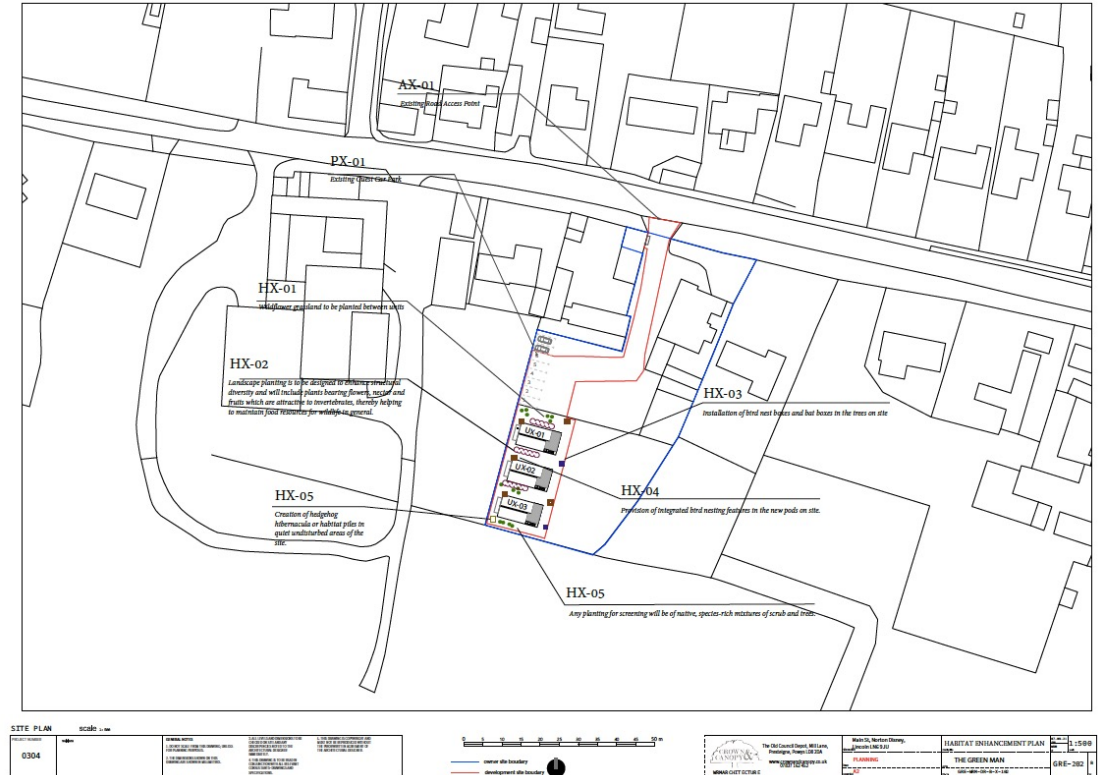


The development presents an opportunity for ecological benefit within the site and the following enhancements are proposed:

- Landscape planting is to be designed to enhance structural diversity and will include plants bearing flowers, nectar and fruits which are attractive to invertebrates, thereby helping to maintain food resources for wildlife in general.
- Wildflower grassland to be incorporated into the landscaping proposals.
- Installation of bird nest boxes and bat boxes in the trees on site, and adjacent to site if within the same ownership.
- Provision of integrated bird nesting features in the new pods on site.
- Any planting for screening will be of native, species-rich mixtures of scrub and trees.
- Creation of hedgehog hibernacula or habitat piles in quiet undisturbed areas of the site.

The local planning authority is likely to require the means of delivery of the mitigation to be identified. These proposals are included within this statement and detailed on the attached Habitat Enhancement Plan GRE-202.

Provided that the above recommendations are implemented, it is anticipated that the proposals may proceed with no significant adverse effect on protected or notable habitats and species. Ecological opportunities including landscaping focussed on biodiversity and bat and bird nest box provision, contributing to local and national conservation targets.



Habitat Enhancement Plan GRE-202



Amenity considerations

Policy Context

Strategic Policy LP26 (Design and Amenity) of the **Local Plan** states that the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development.

The pre-application response notes that:

The National Design Guidance (NDG)(October 2019) at Part 2 (The Ten Characteristics) provides advice on the issues of 'context' and 'identity'. Section C1 states that development should understand and relate well to the site, its local and wider context. Paragraph 40 of the NDG states 'well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary' with consideration given to the existing built development, including layout, form, scale, appearance, details, and materials.

Whilst in indicative form only, officers would suggest the proposal assimilates with the surrounding area and rural qualities of the locale. The choice of materials reflects the agricultural setting and the proposed massing and density is notably low level.

Regarding residential amenity the pre-application notes

A frontage dwelling lies approximately 40m north of the proposed location of the first 'pod' and notably shares the boundary with the car parking area. Whilst the installation and operation of accommodation will extend the activity on site the low level provision and use is comparable to a residential use, albeit it is assumed the occupation will fluctuate, in line with seasonal demand. Officers would suggest the proposal is capable of being delivered without causing a detriment to neighbouring dwellings.

Scheme Response

The units have been located to the rear of the site in order to minimise visual impact from the highway and neighbouring properties.

There are established trees and hedgerows to the south, west and east of the units which provide existing screening. Further planting of native tree and shrub species will further enhance privacy and reduce amenity impact from the pods.

Lighting details have been included within this statement to enable an assessment against potential light pollution.

The insulated pods constructed from timber will help reduce any noise impacts from guests to neighbouring properties, whilst visitors will be expected to adhere to Outdoor Inns Code of Conduct which includes being respectful of local amenity.



Transport and access

Policy Context

Paragraph 105 of the **NPPF** states that the planning system should actively manage patterns of growth in order to reduce congestion and emissions, and improve air-quality and public health.

Paragraph 111 states that, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or residual cumulative impacts of the road network would be severe.

Strategic Policy LP13 (Accessibility and Transport) of the **Local Plan** states the Council will support development proposals which contribute towards an efficient and safe transport network that offers a range of transport choices for the movement of people and goods will be supported.

The pre-application response noted that the Highways Authority have confirmed they consider the proposal acceptable in principle subject to not infringement of the public right of way (NoDi/3/1). The existing car park is of substantial size and considered capable of accommodating vehicles associated with the 'pods' together with customers of the public house.

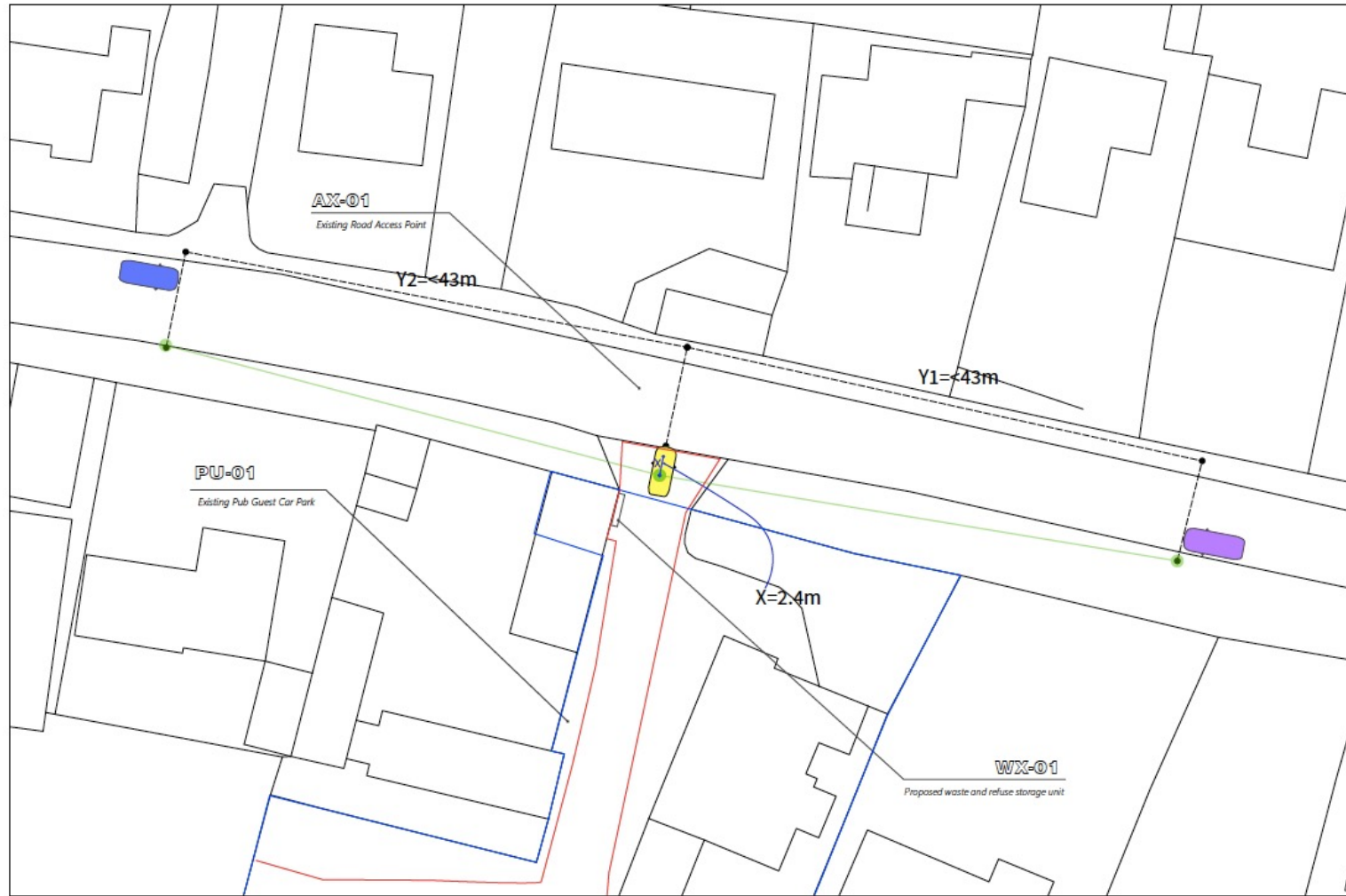
Policy Context

An entrance plan submitted alongside this application details current visibility splays on to the public highway and access point.

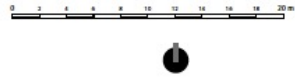
The existing carpark which will be utilised by the development is located adjacent to the road running through the village. Visibility splays from the existing entrance are suitable and have been in use for the current pub carpark for some time.

The closest shop is 2.3 miles away and along with the pub and footpaths accessible directly from the village provides opportunity for guests to enjoy the area with minimal use of a private vehicle.

Secure bicycle storage for 18 bicycles is to be located to the rear of the pods allowing guests to tour the local area and help to reduce vehicle use (see site plan GRE-102).



ENTRANCE PLAN scale 1:200		1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED. 2. DIMENSIONS TO FACE UNLESS OTHERWISE STATED. 3. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE STATED. 4. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE STATED.	
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Entrance Plan GRE-501

Scheme benefits

The development will generate a healthy spend into the local economy. The Local Plan recognises the importance of the visitor economy in Lincolnshire, stating:

“Policy LP7 aims to encourage sustainable growth in the visitor economy. The policy acknowledges that Lincoln, as well as Sleaford and Gainsborough, are the main centres, but recognises that large parts of Central Lincolnshire with tourism potential are rural in nature. The tourism offer of more urban areas is different to that in rural areas where the scale and types of visitor economy uses need to be in scale with their surroundings.”

We would predict the combined spend from the three units to be circa £86,500 per year based on 66% occupancy from an average of 4 people staying per unit with a £30 per head per day spend.

The development will increase the current employment provision for the pub by 24 hrs per week. This is based upon 2 changeovers per week per unit. 3 x 4-6 person units = 0.8 FTE (24hrs per wk, 12 mths per yr). This role involves changeovers, cleaning, re-stocking, and all laundry services for the holiday lets.

Summary and conclusions

Summary

This Statement is submitted in support of a planning application by Outdoor Inns for the siting of three temporary timber-built glamping pods on land to the rear of The Green Man, Norton Disney to be used for tourist accommodation.

Outdoor Inns provides sustainable, affordable tourist accommodation, specifically for outdoor recreation and leisure groups at, or adjacent to, existing independently owned rural pubs across the UK.

Outdoor Inns proposal for The Green Man would represent low impact and sustainable diversification of an existing rural business.

The proposed development will diversify and enhance the existing rural business of the Green Man, and through provision of sustainable outdoor tourist accommodation that is sensitive in design and nature, the overall project will contribute to the local social, economic and environmental landscape.

The Green Man represents an important part of a small community, this proposal will enable them to strengthen their ability to serve their community in to the future as well as contribute to a more robust tourism offer for the whole area with associated employment and economic gains.

The principle of development is strongly supported by planning policies and the benefits arising from the proposals are significant and should weigh heavily in favour of the application.

In summary, the proposals would:

- Contribute towards the long-term economic sustainability of The Green Man
- Provide high-quality tourist accommodation that will contribute towards the wider economic well-being of the District
- Preserve the setting of neighbouring designated heritage assets
- Sit sensitively on the site and through the form and appearance of the pods combined with existing and proposed landscape would have very limited visual impact

For the reasons set in the Statement the proposals are considered to fully comply with the relevant policies contained with the Central Lincolnshire Local Plan and accord with the principles set out in the NPPF.

Accordingly, we respectfully request that planning permission is granted.

