

PLANNING STATEMENT

Proposed Camping Site

Rosa Campsite, Laburnham House, Wigg Lane,
Chapel St Leonards, Skegness, Lincolnshire, PE24 5RL



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DOCUMENT HISTORY

1	Planning Application	21.03.2024
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Andrew Clover Planning and Design Ltd
T: 01507 307485
mail@andrewcloverplanninganddesign.co.uk

Andrew Clover Planning And Design Ltd is registered in England and Wales. Company Registration No: 13674950.
VAT Number: 392355773. Registered Office: 1 Jacklin Drive, Saltfleet, Lincolnshire, LN11 7UJ

1 INTRODUCTION

- 1.1 This Supporting Statement accompanies a planning application to provide additional touring caravan pitches at the Rosa Campsite in Chapel St Leonards.

2 THE SITE & SURROUNDINGS

- 2.1 Rosa Campsite is a certified camping site located on Wigg Lane on the northern edge of Chapel St Leonards (see Figures 1 & 2). It is owned and managed by the occupants of the adjoining dwelling, Laburnham House. Whilst the property is at the end of the highway there is a public footpath which heads east through the adjacent holiday parks and out onto Saint Leonards Drive, close to the North Sea Observatory.

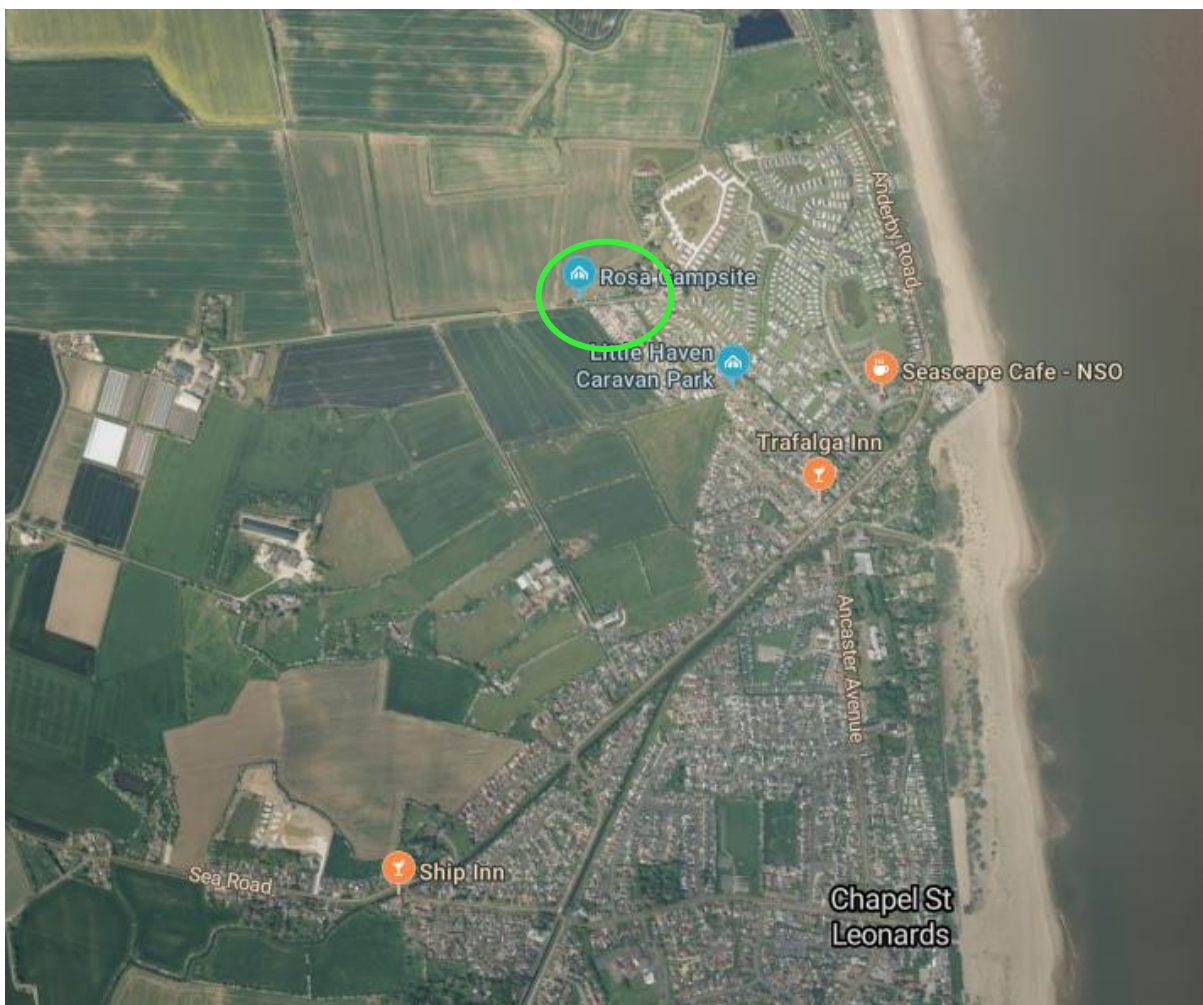


Figure 1: The location of the site in relation to North Chapel St Leonards.

- 2.2 The site has a mature hedge to the southern boundary but with a certain number of gaps. The northern boundary has a post and rail fence with a recently planted mixed native hedge on the outside. Access into the site is in the southwestern corner where there are secure gates (Figure 3).



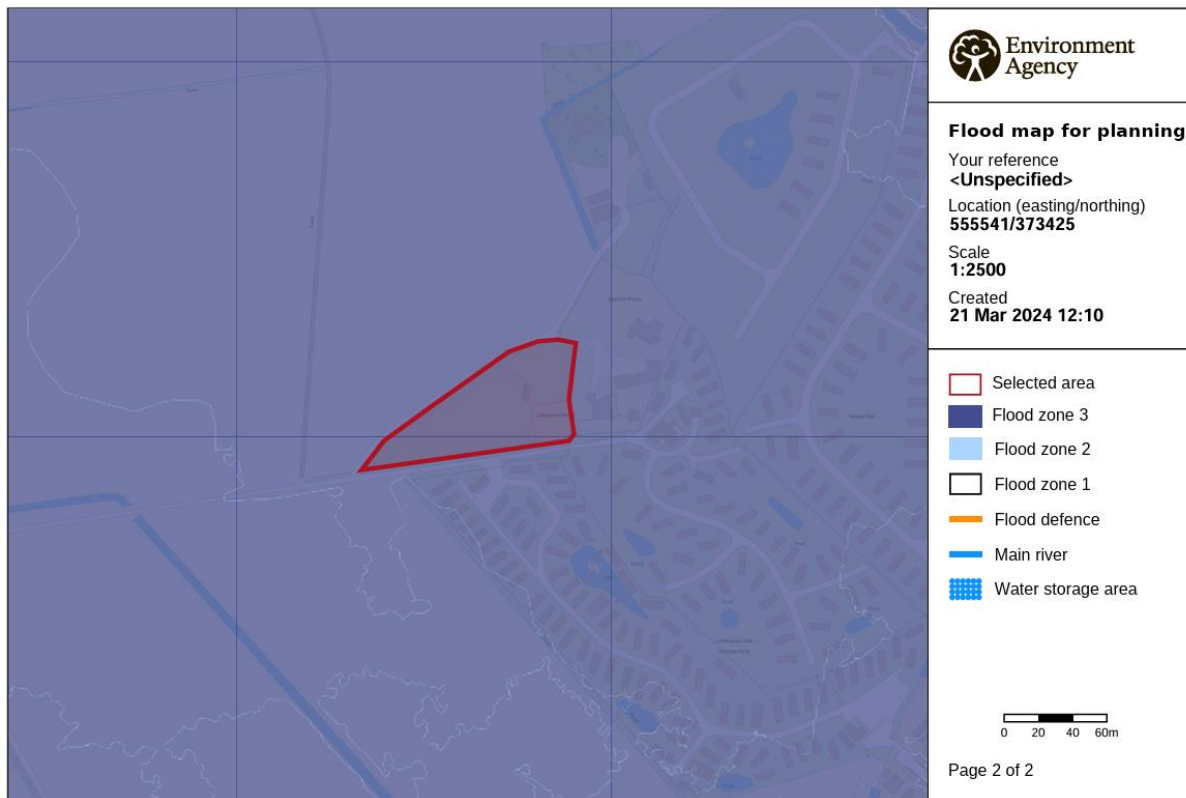
Figure 2: Aerial photograph showing the full extent of Rosa Campsite.



Figure 3: The existing gated access into the site.

- 2.3 The site is in an area dominated by static caravan site, with Littlehaven Caravan Park adjacent to the south, Nelson Villa Caravan Park to the southeast and Eastfields Park further to the east. The parent dwelling is located immediately to the east of the campsite. A neighbouring dwelling is located to the northeast. The land to the north and west is agricultural.

2.4 The site is located within Flood Zone 3 (Figure 4) and is also within the 'Coastal Zone' defined by the East Lindsey District Council 2018 Local Plan. A separate Flood Risk Assessment has been produced and forms part of the planning application. It is also located within the defined Lincolnshire Coastal Country Park (Figure 5).



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Figure 4: The Flood Map shows that the site and the surrounding area is in Zone 3.

3 THE PROPOSAL

3.1 The proposal is to increase the current 15 pitch certified site (5 touring caravans and 10 tents) to provide 22 pitches which can be used for both touring caravans and tents. Access will continue to be via the gated entrance in the southwestern corner. All boundary treatments will remain but with the addition of extra planting within the southern hedge to create a denser screen. The existing toilets will be replaced with a new purpose-built toilet and shower block, sized to meet the licencing requirements for the number of pitches proposed. Although not required for a seasonal camping site a gravel road will be constructed to ensure that the site can be used to its full potential during the permitted season.



Figure 5: Map of Lincolnshire Coastal Country Park showing the location of the site.

4 PLANNING POLICY

4.1 Relevant policies within the East Lindsey Local Plan (2018) include:

- SP2 Sustainable Development
- SP10 Design
- SP17 Coastal East Lindsey
- SP19 Holiday Accommodation
- SP21 Coastal Employment

PRINCIPLE OF DEVELOPMENT

4.2 There are numerous paragraphs within the National Planning Policy Framework (NPPF) which are in support of the proposal. For example, paragraph 88 states that:

'Planning policies and decisions should enable: c) sustainable rural tourism and leisure developments which respect the character of the countryside...'

4.3 At the heart of the NPPF is a presumption in favour of sustainable development. For decision taking this means 'approving development proposals that accord with an up-to-date development plan without delay'. In decision making this means Local Planning Authorities should work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area.

4.4 These three overarching objectives of sustainable development (economic, social, and environmental) are interdependent and need to be pursued in mutually supportive ways. As recognised by the Local Plan, coastal accommodation provides significant benefits to the local economy, with visitors using local facilities and services. This will be achieved by a development which is proportionate and sensitive to the existing site, having no effect on the amenity of those living nearby and providing employment opportunities. As such the combined benefits weigh in the favour of the proposal and meets the requirements of sustainable development.

4.5 Paragraph 85 requires planning policies and decisions to help create the conditions in which businesses can invest, expand, and adapt. It states that:

'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.'

4.6 Rosa Campsite is a successful certified holiday site. Utilising the full site to provide additional pitches will provide a significant economic boost to the business as well as the businesses and facilities in the surrounding area.

- 4.7 Policy SP17 (Coastal East Lindsey) lists Chapel St Leonards as one of the settlements that the Coastal Policies apply to. This policy is supportive of the proposal as it states at Clause 1 that:

'The Council will give a high priority to development that extends and diversifies all-year round employment opportunities, contributes directly to the local economy, infrastructure or extends and diversifies the tourism market.'

- 4.8 Clause 5 of SP19 (Holiday Accommodation) applies and supports the proposal as follows:

'The Council will support new and extensions to caravans, log cabins, chalets, camping and touring site development where sites adjoin or are in a town, large or medium village, providing it can be demonstrated that they add to the built and natural environment by the provision of extensive landscaping and green infrastructure, do not cause unacceptable harm to the wider landscape, protected or important habitats and they are connected to the existing settlement by road and footpath.'

- 4.9 The site is located on the edge of Chapel St Leonards and with holiday parks to the south and east. The public footpath enables pedestrian access to the North Sea Observatory and to all other facilities in the settlement. In terms of the wider landscape, the site sits against the backdrop of other holiday parks and will have no impact on the countryside setting of the settlement. The southern boundary hedge will be improved and the existing northern hedge is already growing well and will provide an effective screen.

- 4.10 Clause 7 of Policy SP19 places a restricted season on holiday accommodation within the coastal zone and reads as follows:

'7. Occupancy of caravan, log cabin, chalets, camping and touring sites will be limited to between 15th March and 31st October in any one year, or the following Sunday, if the 31st does not fall on a Sunday, except where it is proposed to extend the area of or redevelop an existing site that currently has a different occupancy period, but where no net increase or an overall reduction by an improved layout or density in the number of caravans, log cabins or chalets would result. In such cases, the existing occupancy period will continue to be applied to the whole site.'

As discussed in the submitted Flood Risk Assessment it is recommended that the season for the proposed additional pitches accords with this policy.

- 4.11 Overall, the principle of development accords with the requirements of the NPPF and the Local Plan, in particular Clause 5 of SP19.

FLOOD RISK

- 4.12 Clause 4 of SP17 states that developments will need to demonstrate that they satisfy the Sequential and Exception Tests. Annex 2 of the Local Plan states that the Sequential Test is automatically passed when a proposal is for holiday accommodation within the Coastal Zone. Annex 2 also recognises the importance of tourism to the Coastal Zone economy and as a result confirms that the first criterion of the Exception Test is passed. In relation to the second criterion, the site-specific FRA demonstrates that the development would be safe and will not increase risk elsewhere.

LANDSCAPE & CHARACTER

- 4.13 Policy SP10 deals with the quality and design of development to maintain and enhance the character of the towns, villages, and countryside.
- 4.14 The proposed additional pitches will be contained within the existing landscaped site boundaries. The site is located at the end of a no through road where users are most likely to be staying on the site or on the adjacent parks. Public views of the site will therefore be low and from the wider countryside the site will be seen against the backdrop of the other parks. Taking this all into account it is considered that the proposal will not have a harmful impact on the character of the area.

HIGHWAYS

- 4.15 Wigg Lane and the existing access have adequately served the existing site at the height of the season when its 15 pitches have all been in use. Obtaining planning permission to use the site for 22 touring and camping pitches is a relatively small increase and the traffic movements will be negligible. In addition, by obtaining permission the pitches will only be used from 15th March until the end of October, as opposed to the certified site which has no seasonal restriction. On balance it is therefore considered that the proposal would not cause harm to highways safety.

5 CONCLUSIONS

- 5.1 The Local Plan is supportive of new sites in close proximity to coastal settlements such cause no harm to the character of the area, amenity, or highways safety and will have significant economic benefits for the owners and the local area.