

FW: REQUEST TO SEND PLANNING APPLICATION S/002/01844/21 TO PLANNING COMMITTEE & RESET DECISION DATE

Hello xxxxxxxxxxxx

I know Mike is on leave until Tuesday, but have we ever received any more information from xxxxxxxx xxxxxxxxxxxx or xxxxxxxxxxxx?

Thanks so much,

xxxxxxxxxxxxxx

**From:** xxxxxxxxxxxxxxxxxxxxxxxxx

**Sent:** 05 August 2022 10:16

**To:** Leyland, Craig (ELDC) > >; Edginton, David (ELDC) >; Aldridge, Terry (ELDC) <; Brookes, Billy (ELDC) >; Cunnington, Richard (ELDC) < >; Dennis, Sidney (ELDC) < >; Eyre, Stephen (ELDC) <; Hall, David (ELDC) xxxxxxxxx>; Hall, Alex (ELDC) < >; Jones, Neil John (ELDC) >; Knowles, Terence (ELDC) >; Matthews, Helen (ELDC) >; McNally, Daniel (ELDC) >; Kirk, Steve (ELDC) >; Walker, Michelle (ELDC) < >; Gildersleeves, Mike >; Stuart, Lindsey (ELDC) <; Rusling, Lydia (ELDC) >; Sacks, Michelle <

**Cc:** xxxxxxxxxxxxxxxxxxxxxxxxx

**Subject:** REQUEST TO SEND PLANNING APPLICATION S/002/01844/21 TO PLANNING COMMITTEE & RESET DECISION DATE

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Please See Attached:

Kind Regards, xxxxxxxxxxxx

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FW: S/002/01844/21 - Land south of Mill Road, Addlethorpe

Hi,

With regard to the meeting tomorrow morning. I have received the e-mail below from xxxxxxxxxxxx this morning. Unfortunately I will not have time to review all the documents he is planning on sending by tomorrow morning, some will also need input from others. Are you happy for me to respond on that basis?

Kind Regards,

Miss Lindsey Stuart | Principal Planning Officer | East Lindsey District Council



South & East Lincolnshire Councils Partnership

**From:** xxxxxxxxxxxx>

**Sent:** 21 April 2022 09:43

**To:** Stuart, Lindsey >

**Cc:** xxxxxxxxxxxxxxxxxxxx>

**Subject:** Re: S/002/01844/21 - Land south of Mill Road, Addlethorpe

**This message originated from outside your organization**

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Hi Lindsey,

Look forward to meeting you and your colleagues tomorrow at 8:55.

I plan to send you multiple plans and documents today. Some of these documents I received late yesterday for my final review which require some minor and largely non-material changes or additions.

If you wish I can send these drafts to you immediately for your review. These would be followed by the finals as I receive them. Also for your convenience I will include a note listing the handful of changes.

Below is a schedule of principal documents and plans:

ARCHITECTURAL, SITE PLANS & DESIGN AND ACCESS STATEMENT

DRAINAGE STRATEGY

EMDB DRAINAGE AGREEMENT

TRANSPORT STATEMENT

TRAVEL PLAN

SUPPORT LETTERS

ACQUISITION OF TOURIST ATTRACTION

OFFER OF CONTRIBUTIONS TO ADDLETHORPE PARISH COUNCIL

Discussion topics tomorrow may include: Exploring planners landscape preferences; planting of mature hedgerow for early screening of lodges from Mill Road; inclusion of medical clinic; new off-site model centre on Skegness Road; proposed acquisition of 450m of local beach property; second job and training fair; etc..

I welcome any preliminary suggestions or comments you may have.

Kind Regards,

xxxxxxxxxxx

On Wed, Apr 20, 2022 at 8:39 PM Stuart, Lindsey < > wrote:

Dear xxxxxxxxxxx,

With regard to the planning application mentioned above and the meeting arranged for Friday.

I haven't received the additional or amended information we spoke about during our last telephone call.

The offices at Tedder Hall, Manby are still closed so I'll meet you at the main door at 8.55 to let you in if that time is acceptable.

Kind Regards,

Miss Lindsey Stuart | Principal Planning Officer | East Lindsey District Council

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Hi xxxxxxxxxx

The e-mail below is what I sent to the applicant regarding this application and relating to the meeting we have at 10 this morning. I thought it might be useful for you.

Kind Regards,

Miss Lindsey Stuart | Principal Planning Officer | East Lindsey District Council

xxxxxxxxxxxxxxxxxxxxxxxx

[www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)



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South & East Lincolnshire Councils Partnership

**From:** Stuart, Lindsey

**Sent:** 12 January 2022 16:20

**To:** [xxxxxxxxxxxxxxxxxxxx](mailto:xxxxxxxxxxxxxxxxxxxx)

**Subject:** S/002/01844/21 - Land south of Mill Road, Addlethorpe.

Dear xxxxxxxxxxxxxx

With regard to the planning application mentioned above for the change of use land for the siting of 490no. static caravans, erection of a reception building, erection of an assembly hall/leisure building, provision of a waste area, excavation of land to form a pond, construction of a vehicular access, pedestrian access and internal access roads with associated carparking and landscaping, please find the initial comments to the proposal below.

It would appear that due to the height of the lodges proposed they would not fall within the definition of a caravan as they are over 3.05 metres in height. Also the outdoor swimming pool has not included. It is therefore proposed to correct the description of the development to: Planning Permission – Erection of 490 no. lodges, a reception building and an assembly hall/leisure building, provision of a waste area, excavation of land to form a pond, construction of an outdoor swimming pool, a vehicular access, pedestrian access and internal access roads with associated carparking and landscaping. Can you please confirm your agreement to this change.

Addlethorpe village is defined as a medium sized village in SP1 of the Council's Local Plan. It is also one of the named settlements in SP17 which sets out the Coastal Area in East Lindsey and defines which areas the coastal policies relate to. The site is to the south of the built up part of the village separated by Skegness Golf Centre and open fields. The site comprises of two agricultural fields separated by a dyke. It is flat and open with little existing landscaping and is in Flood Zone 3 – High Risk with a mix of hazard ratings being Danger for All and Danger for Most. Further to the east are two grade II listed buildings being the former Addlethorpe Mill. Directly to the east is a former business park and poultry units. There are open fields to the south and west and a mix of properties opposite to the north and a small caravan/fishing site. The general character of the area is open flat rural countryside with scattered properties and small caravan sites linked to existing facilities such as fishing ponds. The site is considered to be in the open countryside and it is not adjacent to the built up of the village.

SP19 – Holiday Accommodation is most relevant policy in the Local Plan for this proposed development. Clause 6 states:

*"The Council will support caravans, log cabins, chalets and camping and touring sites in the open countryside where it can be shown that these sites do not cause unacceptable harm to the character of the countryside, on the wider landscape, on protected or important habitats or species. New sites must demonstrate that they are directly related to an existing tourism facility and show how users of the site will access the nearest town, large village or medium settlement with pedestrians and vehicles being segregated or be accessible by public transport."*

The proposal includes a large two storey reception building close to the front of the site and a three storey amenity/assembly building further into the site. The 490 lodges would be erected in straight rows throughout the site. A small pond and landscaped area is included and swimming pool and outdoor area near to the amenity building. Concern is raised regarding the visual impact of such a large dense development on this rural flat landscape. As stated previously the area is characterised by a flat open landscape with long distance views across the agricultural fields. The proposed large expanse of lodges, densely set out with no landscaping in between, along with the large reception and amenity/assembly buildings would be highly visible and would dominate the landscape. Some landscaping is proposed to the wider boundaries but this would take some considerable time to become established and given the height of the lodges and buildings they would still be visually prominent. The proposal is also not directly related to an existing tourism facility as required by the policy. Whilst it is appreciated that there are other caravan parks in the area they are much smaller and have been established for a number of years and associated with existing tourism facilities. It is considered that such a larger scale development such as this would not be in keeping with this flat rural landscape. It is noted that there is a planning approval for lodges on the adjacent site to the west, however, this was a disused brown field site, the scale of the development proposed is much smaller and there would be some visual enhancement.

Given the above principle concern with regard to the location of the development and the resultant significant harmful impact on the visual character of the area it is concluded that the application cannot be recommended for approval.

The economic benefits of the proposal are noted however it is not considered that they override the concerns mentioned above.

Other issues are as follows:

There are several poultry units directly adjacent to the site to the east. It is considered that there could be an impact on the amenity of users of the site from smells from the poultry units, particularly when being cleaned out which could result in complaints to the Council. This does not appear to have been addressed. Comments from the Council's Environmental Health Officer are awaited.

Lincolnshire County Council as Highways and Lead Local Flood Authority have made the following comments:

- A Ground Investigation Report complete with Soaked CBR testing & Drainage Strategy has not been submitted. No proposals have been received in respect of SuDS. The Drainage Strategy should

list all methods of Sustainable Drainage with reasoning why they can or cannot be implemented at this site. Surface water drainage discharge agreements from the IDB are required.

- The advice below was contained within our pre-application response to the applicant.

- You will need to consider how to make access for non-motorised modes of transport safe. Given that the site is only 1.5 miles from Skegness Town Centre, and it is a very large proposal, you need to ensure people can make this journey safely on foot or by cycle and not be reliant on the car. This could be in the form of the provision of a NMU (Non-Motorised User) link from the site to Skegness.

- There are two existing Public Right of Ways, one running north of the site and one running from a point further east of the site. Our Countryside Colleagues have requested that a link could be provided in the network linking the two Public Footpaths running along the eastern boundary of your site and so getting the public off the narrow road. Land ownership plans should be submitted to investigate if this is a feasible option. Should this be formally requested we would prefer to see it dedicated as a Public Footpath in order that it is afforded protection for the future and may be clearly signed as such.

The two bullet points above require further detail from the applicant and their comments are welcomed.

- More information is required about the proposed footway south of Mill Road to link the footways – assuming the PROW'S? Also, the inclusion of an uncontrolled pedestrian crossing point – a plan is required detailing this. Please note the second bullet point above

- internal connections are to be shown within the site to the PROW's as requested in our pre-app response.

- A servicing drawing is required – the swept path drawing submitted in the TA only includes the access with Mill Road.

- Dimensions are to be included in the proposed layout drawing – access/radius, internal roads, parking and reversing clearances.

The site is at risk from flooding from Rivers & Seas – it is noted that the Environment Agency have objected due to unsatisfactory mitigation within the FRA.

Comments and actions required for the Travel Plan

The Travel Plan appears to be focused on employees. Ideally sites like these should be looking to reduce car usage for residents too. The location has access only available onto local and strategic networks with no nearby bus infrastructure although it is noted

that it is intended to provide footpath connection to existing footpaths with an uncontrolled crossing point. As the site is some distance away from both Ingoldmells and Skegness which will be the main attraction for visitors – with no obvious or meaningful incentives to walk or cycle, it is requested that consideration be given to providing a minibus to transfer both holidaymakers and employees to and from the site thereby reducing car usage? Secure cycle parking at individual lodges + 20 spaces at assembly point – what will be provided? Local facilities – how far are these? – a map showing the facilities or a table identifying how far and time to take cycling and walking would be better. The section on EVC's is unclear – 3 EVC's (presumably at the assembly point) and 'at a number of first lodges'? Although 'ability to retrofit' is noted; However, should these not now be provided as a matter of norm. Target: a 10% reduction has been set – not sure given the location of the site and little realistic opportunity of employees or holidaymakers being encouraged to walk/cycle that this will be achievable without further interventions.

I have not yet received the consultation response from the Environment Agency following the submission of the additional information. They had previously objected to the proposal. Once their comments are received I will contact you again.

With regard to the possibility of raising the lodges up on stilts to mitigate flood risk and extend the current holiday season as set in SP19, given the concerns of the visual impact of the lodges it would increase the visual impact of the lodges at this particular site. I would suggest that this is more of a strategic issue which would need the input of the Environment Agency.

I am sorry that this is not more positive. There is an opportunity to address some of the issues raised above to narrow down the reasons for refusal, or alternatively the application can be withdrawn. I would be grateful if you could let me know how you wish to proceed.

I'm in an out of meetings tomorrow and on site visits Friday but if you wish to discuss I will be available on Monday.

Kind Regards,

Miss Lindsey Stuart | Principal Planning Officer | East Lindsey District Council



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[www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

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RE: comments for 1844/21

Hi xxxxxxxxxxxx

I discussed this with xxxxxxxxxxxx and it has been decided that on the website we will put one copy of each standard letter – they will be called standard support letter 1, standard support letter 2, standard objection letter 1, standard objection letter 2 etc etc. They need to be re-dacted in the usual way.

If someone has personalised their standard letter in any way at all (apart from name, address, date) then that letter will also need to be put on the website – again redacted in the usual way.

The address of everyone who has written in with any form of standard letter will need to be entered into Acolaid in the usual way.

Any questions then just ask.

Thanks

XXXXXXXXXXXXXXXXXXXX

**From:** <[@e-lindsey.gov.uk](mailto:@e-lindsey.gov.uk)>  
**Sent:** 27 July 2022 12:48  
**To:** Walker, Michelle <[e-lindsey.gov.uk](mailto:e-lindsey.gov.uk)>  
**Cc:** Howard, Lauren <[@e-lindsey.gov.uk](mailto:@e-lindsey.gov.uk)>  
**Subject:** comments for 1844/21

Hi Michelle,

I'm really sorry to bother you.

Do you know what you'd like us to do with the comments (around 300 of them) for the application 1844/21 (LS) yet? ☺

I know Lindsey is back next week so I'm not sure if you're wanting us to wait till she gets back to start anything?

I am now away until next Tuesday so if possible please could you let Lauren know what to do next.

Lauren - they are on my desk in a red folder.

Thank you and sorry!!

XXXXXXXXXXXXXX

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RE: REQUEST TO SEND PLANNING APPLICATION S/002/01844/21 TO PLANNING COMMITTEE & RESET DECISION DATE

Hi Michelle,

Not aware that we've received any more detail about this yet.

We have a committee call-in request from Cllr Davie but that's on a 'should we be minded to recommend approval' type basis, and at present, the officer opinion is that the scheme isn't an acceptable one.

With reference to xxxxxxxxxxxx concern about letters of support being uploaded to the web site, that delay's simply down to the volume and backlog of items for scanning at the moment.

Hope that helps

XXXXXXXXXXXXXX

**From:** Sacks, Michelle <xxxxxxxxxxxxxx>

**Sent:** 05 August 2022 10:30

**To:** Gildersleeves, Mike <; Booth, Andrew

**Subject:** FW: REQUEST TO SEND PLANNING APPLICATION S/002/01844/21 TO PLANNING COMMITTEE & RESET DECISION DATE

**Importance:** High

Hello Andy

I know Mike is on leave until Tuesday, but have we ever received any more information from

XXXXXXXXXXXXXX

Thanks so much,

XXXXXXXXXXXXXX

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Matthews, Helen

Fine with me

Get [Outlook for iOS](#)

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**From:** Jones, Neil John>  
**Sent:** Tuesday, August 9, 2022 9:55:00 AM  
**Subject:** Re: REQUEST TO SEND PLANNING APPLICATION S/002/01844/21 TO PLANNING COMMITTEE & RESET DECISION DATE

No problem with me

**From:** xxxxxxxxxxxxxxxxxxxxxxxx>  
**Sent:** 05 August 2022 10:16  
**To:** Leyland, Craig (ELDC) <>; Kemp, Thomas (ELDC) >; Edginton, David (ELDC) >; Aldridge, Terry (ELDC) <>; Brookes, Billy (ELDC) <>; Cunnington, Richard (ELDC) >; Dennis, Sidney (ELDC) >; Eyre, Stephen (ELDC) >; Hall, David (ELDC) >; Hall, Alex (ELDC) >; Jones, Neil John (ELDC) < Knowles, Terence (ELDC) >; Matthews, Helen (ELDC) >; McNally, Daniel (ELDC) >; Kirk, Steve (ELDC) >; Walker, Michelle (ELDC) <>; Gildersleeves, Mike <>; Stuart, Lindsey (ELDC) >; Rusling, Lydia (ELDC) <>; Sacks, Michelle <>;  
**Cc:** xxxxxxxxxxxxxxxxxxxxxxxx  
**Subject:** REQUEST TO SEND PLANNING APPLICATION S/002/01844/21 TO PLANNING COMMITTEE & RESET DECISION DATE

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

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Please See Attached:

Kind Regards, xxxxxxxxxxxxxxxx

Dear xxxxxxxxxxxxxxxx

Thank you for your e-mail and attachment. In light of your response can I suggest a further extension of time until 12<sup>th</sup> August in order to allow me time to discuss the issues you have raised with Mike Gildersleeves when he is back in the office.

With regard to the letters of support which you delivered to the Council offices, these will be entered and loaded on the website as soon as possible and I apologise for the delay. Unfortunately there is a high volume of documents to be scanned at the moment and it is taking longer than usual.

I look forward to your response.

Kind Regards,

Miss Lindsey Stuart | Principal Planning Officer | East Lindsey District Council

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[www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)



South & East Lincolnshire Councils Partnership

**From:**XXXXXXXXXXXXX>

**Sent:** 05 August 2022 10:16

**To:** Leyland, Craig <; Kemp, Thomas <; Edginton, David >; Aldridge, Terry >; Brookes, Billy <; Cunnington, Richard <; Dennis, Sidney <; Eyre, Stephen >; Hall, David >; Hall, Alex <>; Jones, Neil John <; Knowles, Terence>; Matthews, Helen >; McNally, Daniel <>; Kirk, Steve <; Walker, Michelle >; Gildersleeves, Mike (BBC) >; Stuart, Lindsey>; Rusling, Lydia >; Sacks, Michelle (BBC) <

**Cc:** XXXXXXXXXXXXXXXX

**Subject:** REQUEST TO SEND PLANNING APPLICATION S/002/01844/21 TO PLANNING COMMITTEE & RESET DECISION DATE

Your attachments have been security checked by Mimecast Attachment Protection. Files where no threat or malware was detected are attached.

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Please See Attached:

Kind Regards,xxxxxxxxxxxx

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RE: S/002/01844/21 - Land south of Mill Road, Addlethorpe

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Lindsey

That's fine, I think we use tomorrow as a general discussion rather than getting mired too much in points of detail which as you say, will require input from other parties.

Mike

**Mike Gildersleeves** | Assistant Director – Planning & Strategic Infrastructure

Boston Borough Council, East Lindsey District Council and South Holland District Council

xxxxxxxxxxxxxxxxxxxx

Website: [www.sholland.gov.uk](http://www.sholland.gov.uk) / [www.mybostonuk.com](http://www.mybostonuk.com) / [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)



*My working hours may not be your working hours. Please do not feel obligated to reply outside of your normal work schedule.*

**From:** Stuart, Lindsey < **Sent:** 21 April 2022 10:06  
**To:** Booth, Andrew (ELDC) >; Gildersleeves, Mike (ELDC) >  
**Cc:** Walker, Michelle (ELDC) >  
**Subject:** FW: S/002/01844/21 - Land south of Mill Road, Addlethorpe

Hi,

With regard to the meeting tomorrow morning. I have received the e-mail below from Mr French this morning. Unfortunately I will not have time to review all the documents he is planning on sending by tomorrow morning, some will also need input from others. Are you happy for me to respond on that basis?

Kind Regards,

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South & East Lincolnshire Councils Partnership

**From:**xxxxxxxxxxxxxxxxx>  
**Sent:** 21 April 2022 09:43  
**To:** Stuart, Lindsey >  
**Cc:** xxxxxxxxxxxxxxxx  
**Subject:** Re: S/002/01844/21 - Land south of Mill Road, Addlethorpe

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On Wed, Apr 20, 2022 at 8:39 PM Stuart, Lindsey < wrote:

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Kind Regards,

Miss Lindsey Stuart | Principal Planning Officer | East Lindsey District Council

[www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

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Hi xxxxxxxxxxxx

With regard to the planning application mentioned above for 490 caravans. For your information please find attached the e-mail I sent to the applicant outlining my concerns and the applicant's response.

I'm available Thursday if you need a quick chat.

The meeting is in room 7, I'll make sure I'm at the office in time to check the set out of the room and to meet Mr French outside. I'll e-mail him to advise him of those arrangements.

Kind Regards,

Miss Lindsey Stuart | Principal Planning Officer | East Lindsey District Council

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