

Initial Informal Response to Planning Application S/002/01844/21

Hi Lindsey,

Thank you for arranging the video conference which was most constructive.

In response to your comment letter in the above thread above my team are working on a full response incorporating the suggestions and modifications you and Andrew have made. Meanwhile below is a partial or interim response.

1. CBR TESTING: Attached is copy of the CBR (California Bearing Ratio) test report as requested by LCC Highways.

2. MAXIMUM 3.05M LODGE HEIGHT: With respect to your comment that our lodge design exceeds the limit of 3.05m we inform you the lodges are constructed under the BS 3632:2015 standard which is the highest standard for caravans in UK and far exceed the EN 1647 standard to which most caravans delivered to East Lindsey coast are built. For your record the 3.05 m max height refers to the interior height dimension not the exterior. This is referenced in BS 3632:2015 Section 4.3 *The overall height of the living accommodation, measured internally from the floor at the lowest level to the ceiling at the highest level, shall not exceed 3.05 m, excluding floor coverings.* Also please note I have qualified as a Certified BS 3632 Inspector under the NCC manufacturer's training program.

3. SWIMMING POOL: We agree with your request to include an "outdoor swimming pool" in the general headline description of the project.

4. ENVIRONMENTAL AGENCY: We noted your various comments about EA objections peppered throughout your letter regarding risk of flooding from Rivers and seas etc while you must have known this had been resolved. We emailed you our responses to the two EA objections which you forwarded to the EA on 7 Jan 2022. In the email we confirmed (a) the park would be closed during the October to March closed season and (b) that we confirmed we would connect foul water to the Anglian Sewer plant in Ingoldmells completely resolving the two EA objection, which was confirmed by the EA on 13 Jan 2022 in a letter withdrawing their objections.

5: LANDSCAPE PLAN: We note with surprise your comments about the lack of landscaping. In my opinion creative landscaping is probably the most important feature of a project and our plan is certainly not to keep the site "Moonscaped" like the current field and typical area parks but create a future memorable park like setting. We have not submitted a landscape plan and understood this would be a condition of planning approval. Note we have indicated we plan to incorporate the recommendations for planting and diversity referenced in the Ecology Report. May I suggest we

prepare an illustration of a typical lodge landscape scheme and also a conceptual illustration of the Mill Road frontage.

a. East, South and West Perimeter Hedges: Our plan is to plant fast growing dense evergreen perimeter hedge on the East, South and West boundary that will serve as a screen, provide security and almost 2 miles of wildlife habitat and winter forage.

b. Mill Road Frontage Landscaping: We were hoping for more feedback or guidance from yourself regarding the current landscape policy especially as it applies to the Mill Road frontage landscape. Our only reference or benchmark material has been recent ELDC planning decisions. The primary option we have is to delete the row of lodges closest to Mill Road to create broad attractive landscaped park like frontage that include a Berm at the rear planted with mature fast growing dense hedge/trees, a long serpentine pond, meandering walk, flower gardens, cycle, bridle path with benches and one or two small shelters as expected in a luxury destination holiday resort. According to some of our professional colleagues... this vision would result in a park like setting which would deliver significant visual enhancement and a potentially a pleasant recreational amenity for our four ex-council houses neighbours on the North side of Mill Road and potentially boosting house values.

c. Internal Landscaping: We propose a denser version of the attractive landscaping at the iconic "The Bay" at Filey in Yorkshire. For ground cover around the lodges this would rely less on grass but more on mosses, ivy and railway sleepers, decorative stone and gravel for parking and patios. For the lodge walls and trellises we have a preference for aromatic and fragrant plants and vines. The other areas we propose planting indigenous trees and shrubs.

6. DUCK FARM: Be well assured since 2017 starting with our involvement in the Bowman site, we have carefully and continually assessed the duck farm operation to the East and its potential impacts. Firstly during the holiday season the prevailing winds are southerly positioning us upwind. Performing numerous year-round checks, we have never experienced any bad odours, smells, emissions, noise, quacking, dung heaps from this full enclosed operation. According to a former employee and local councilman it is a very clean operation. If it became necessary, we would naturally coordinate the two short annual muck-out operations by blocking out reservations in the best interests of our visitor's holiday experience. I understand that the duck farm has been closed for two years and the owners also plan to open a lodge park on the property. Compared to the nearby new Woodlands Lodge Park on Wall's Lane sited immediately next to the Anglian Sewer Plant the

7. ENVIRONMENTAL HEALTH: No Risks Identified

8. SERVICING DRAWING: With respect to Highways request for additional Swept Path drawing - To the best of my Knowledge park only has one vehicular entrance. Please Advise.

9. BOWMAN AND OTHER SURROUNDING CARAVAN PARKS: In our desktop there are 900 caravan pitches in Addlethorpe with new development in six parks. Bowman have an application to increase pitches from 100 to 150 or 15 per acre compared to our 9 per acre. Note the Woodlands, Elms, Addlethorpe Golf and Catchwater are expanding in wide open countryside.

9. ECONOMIC BENEFITS: If appropriate we would keep the factory open indefinitely. The economic benefits of the site will have a significant impact on the local economy. Over 100 unemployed from Addlethorpe, Ingoldmells and Skegness would be given first priority. Young, old, men, women, disabled will be trained at Skegness Tek and Net in multiple card-carrying trades providing lifelong job opportunities. If publicly known, many would totally disagree and be highly vocal regarding your opinion that “your concerns override the park’s economic benefits”. However, on a positive note I hope these initial concerns may be largely resolved or mitigated by the above and forthcoming responses.

10. PHASING: Colleagues have suggest we discuss possibly changing the site phasing. For example moving the initial phases further back to allow Mill Road landscaping to mature into a denser screen.

Back in 2017-2018 working on Bowman, we received 100% support from the ELDC planning and economic team. In fact, I have commented on many occasions that it was one of the best experiences I had in my 39-year development experience. So, following that record we gladly accept your gracious apology for not being more positive in the hope we have made steps in answering many of your initial concerns. Moving forward we offer to work proactively with you and your colleagues to arrive at a positive and mutually acceptable result. Our vision is to deliver a first class and memorable holiday experience while providing significant long-term benefits for all including our neighbours, local community, economy and employees.

Kind Regards,

XXXXXXXXXXXX

RE: Confidential Email Regarding Application S/002/01844/21

Dear XXXXXXXXXXXX

Thank you for your e-mail and up date. I hope you had a good Christmas and enjoyed your break.

Unfortunately due to unforeseen circumstances I have only started reviewing all the responses and information. Given not all responses have been received yet to the further information submitted and I need to see the economic information which also has not yet been received I will not be able to respond as quickly as I’d hoped. I hope to speak to my manager on what we have to date at the end of this week so should be able to give you some initial feedback early next week.

I'll await the submission of the summary of the economic report.

Kind Regards,

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

www.e-lindsey.gov.uk

RE: Skegness Resort

Dear xxxxxxxxxxxxxx

Thank you for your e-mail and up date. Can you please e-mail the revised information. I can then review it, if needed discuss with Mike and then get back to you.

Kind Regards,

Miss Lindsey Stuart | Principal Planning Officer | East Lindsey District Council Direct Dial: 01507

South & East Lincolnshire Councils Partnership

-----Original Message-----

Fromxxxxxxxxxxxxxxxxxxxxxxx>

Sent: 30 May 2022 13:19

To: Stuart, Lindsey >

Cc: Gildersleeves, Mike (BBC) <

Subject: Skegness Resort

This message originated from outside your organization

Hi Lindsey,

I have received draft plans and documents.

Our architect / planner unfortunately was off for two weeks with a serious visual impairment in one eye but gladly has recovered... hence reason for delay.

The draft has addressed your concerns with a revised scheme that represents a complete departure from existing Skegness caravan parks.

The scheme consists of ten luxury lodge villages most with a central lake/pond encircled by lodges and significantly less than the typical area parks.

The density has been significantly reduced from 470 to 368 pitches much less than some of the six adjacent parks.

We also have 267 Letter of Support primarily from local businesses and merchants.

We have identified possible irregularities concerning many of the Letters of Objection and the manner these were collected. We are investigating the matter further and reviewing appropriate action against the organisers. I understand ELDC may have similar concerns and if so, we are willing to share information with the ELDC to safeguard this investment and other investment in the area.

Please advise how we may proceed, I pass Louth everyday and can pass by Manby to review the draft and receive your comments.

Kind Regards,

XXXXXXXXXXXXXXXXXXXX

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

Hi Lindsey,

Thanks for your email. Quick question following a withdrawl does an application submission carry the same S/002/01844/21 reference number?

Kind Regards,XXXXXXXXXXXXXXXXXXXX

Sent from my iPhone

On 1 Jul 2022, at 15:34, Stuart, Lindsey > wrote:

Dear XXXXXXXXXXXXXXX,

With regard to the planning application mentioned above and following your meeting this morning. Please find attached the e-mails which outline the issues with the original scheme and the recently submitted amendments.

With regard to withdrawing this application and submitting a new proposal. Provided the new application is for development of the same description or character, is made within 12 months of the first application being received, by the same applicant and on the same site or part thereof, no fee would be payable. This application was received by this authority on 27th August 2021.

If you need any further information please do not hesitate to contact me.

Kind Regards,

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

www.e-lindsey.gov.uk

CONFIDENTIAL

Hi Lindsey,

Thanks for your time today.

Attached is the spreadsheet statistical summary of the neighbour Objection Comments which I am confident is 10% or close accurate.

173 Comment Letters were printed out, sorted by parishes closest at the front and bound. The letters from Addlethorpe were further sorted into streets.

We counted 101 letters from Addlethorpe including 14 duplicates leaving a net count of 87 of which 28 were individually drafted letters and 73 blanked letters. 49 of these letters had multiple letters from same address. From the drafted letters we developed a list of legitimate concerns many of which have already been addressed in the planning application.

The majority of the blanket letters may have originated from a meeting orchestrated by Corner Farm our neighbour on the NW corner of our site. Many of the signatures were from the north end of Chapel Lane, Rectory Lane. Old Church Road and St. Nicholas Close all more than a mile away.

I am aware Colin Davie Executive Councillor with the LCC Economic Development and various other Lincolnshire growth and Green platforms is opposed to the project as he has been with many other Skegness area caravan parks, attractions, sustainable energy projects the bread and butter of the local economy. We are trying to understand these contradictions and their relevance and more or less of the opinion to dismiss his efforts.

I cannot confirm, but today I was told that the Orby Parish Council had dismissed Davie from the council for issuing an unauthorised comment letter to ELDC Planning regarding our project. Furthermore it was not because the council either supports or opposes our project... but possibly as a matter of principal.

I am working on one possibly two other complementary major projects in Skegness. Until I complete the acquisitions I am unable to make any public statements although I have discussed the appetite for one of these projects with ELDC, Furthermore I am working on organising a leisure trade mission with operators from the Central Florida Tourist District where I completed acquisitions for major developments including the regeneration of 13 city blocks which I acquired in downtown Orlando. The operators in Orlando have much experience in catering to British tourists hence their interest in

UK destinations and my interest in offering an UK holidaymakers an experience somewhat aligned with Florida.

Finally I mentioned placing holiday lodges on stilts !! This could be worth experimenting with as it could have great potential to boost local tourism if it catches on. I have researched the relevant codes such as BS3632 and appears to meet the code with the introduction of some structural reinforcements and additional storm anchors again similar to Florida / Texas. the benefits are obvious in the event of catastrophic flooding and may provide a pathway to opening up as a winter venue. Essentially the area under the lodges would be gravelled or other pervious surface and utilized as parking, family recreation, and the roof used as a sun terrace with solar panels. The benefit includes tripling the floor space which would be very attractive to more affluent market. Often wood lattice is installed the columns / pilings designed to breakaway in a flood and lightly planted with climbing vines like jasmine and honeysuckle, add compulsory nest boxes, great for biodiversity, hell of a memorable holiday. Good for future discussions and include a few images in separate email help visualise the general concept.

If you have any questions please do not hesitate to contact me.

Kind Regard, xxxxxxxxxxxxxx

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

Hi Lindsey,

Thanks for your reply and confirm the decision date extension to the 12 August 2022.

Certainly appreciate your efforts in getting the support letters published during this busy time.

Have a nice weekend,

Kind Regards, xxxxxxxxxxxxxx

On 5 Aug 2022, at 15:20, Stuart, Lindsey > wrote:

Dear xxxxxxxxxxxxxx

Thank you for your e-mail and attachment. In light of your response can I suggest a further extension of time until 12th 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
South & East Lincolnshire Councils Partnership

From: Alan French <afrenchdesk@gmail.com>

Sent: 05 August 2022 10:16

To: Leyland, Craig <Craig.Leyland@e-lindsey.gov.uk>; Kemp, Thomas <Thomas.Kemp@e-lindsey.gov.uk>; Edginton, David <David.Edginton@e-lindsey.gov.uk>; Aldridge, Terry <Terry.Aldridge@e-lindsey.gov.uk>; Brookes, Billy <Billy.Brookes@e-lindsey.gov.uk>; Cunnington, Richard <Richard.Cunnington@e-lindsey.gov.uk>; Dennis, Sidney <sidney.dennis@e-lindsey.gov.uk>; Eyre, Stephen <Stephen.Eyre@e-lindsey.gov.uk>; Hall, David <David.Hall@e-lindsey.gov.uk>; Hall, Alex <Alex.Hall@e-lindsey.gov.uk>; Jones, Neil John <NeilJohn.Jones@e-lindsey.gov.uk>; Knowles, Terence <Terence.Knowles@e-lindsey.gov.uk>; Matthews, Helen <Helen.Matthews@e-lindsey.gov.uk>; McNally, Daniel <Daniel.McNally@e-lindsey.gov.uk>; Kirk, Steve <Steve.Kirk@e-lindsey.gov.uk>; Walker, Michelle <Michelle.Walker@e-lindsey.gov.uk>; Gildersleeves, Mike (BBC) <Mike.Gildersleeves@boston.gov.uk>; Stuart, Lindsey <Lindsey.Stuart@e-lindsey.gov.uk>; Rusling, Lydia <Lydia.Rusling@e-lindsey.gov.uk>; Sacks, Michelle (BBC) <Michelle.Sacks@boston.gov.uk>; Andrew.booth@e-lindsey.co.uk

Cc: Tym, Stuart <Stuart.Tym@shoosmiths.co.uk>

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.

Please See Attached:

Kind Regards, Alan French

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

Hi Lindsey,

We are working with team of expert lodge park planners and legal team on further revisions before we can make a decision whether to resubmit or withdraw.

For that reason we would like to extend until 31 August 2022. Look forward to your confirmation.

Kindest Regards,xxxxxxxx

On 7 Jul 2022, at 12:45, Stuart, Lindsey> wrote:

Dear xxxxxxxxxxx

With regard to the planning application mentioned above and following the recent e-mails can you please confirm if this application is to be withdrawn as the current extension of time expires next week.

Kind Regards,

Miss Lindsey Stuart | Principal Planning Officer | East Lindsey District Council
South & East Lincolnshire Councils Partnership

From: Stuart, Lindsey

Sent: 04 July 2022 18:55

To: xxxxxxxxxxxxxx>

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

Dear xxxxxxxxxxxxxxx

Thank you for your e-mail. Each application is given its own number so if you withdrew this current application any new application would be given a new number.

Kind Regards,

Miss Lindsey Stuart | Principal Planning Officer | East Lindsey District Council
South & East Lincolnshire Councils Partnership

From: xxxxxxxxxxxx>

Sent: 01 July 2022 17:39

To: Stuart, Lindsey <

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

Caution: This message originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe. If you believe it is suspicious please forward to Suspicious.Emails@pspsl.co.uk and delete the email.

Hi Lindsey,

Thanks for your email. Quick question following a withdrawl does an application submission carry the same S/002/01844/21 reference number?

Kind Regards, xxxxxxxxxxxx

Sent from my iPhone

On 1 Jul 2022, at 15:34, Stuart, Lindsey> wrote:

Dear xxxxxxxxxxxxxxxx

With regard to the planning application mentioned above and following your meeting this morning. Please find attached the e-mails which outline the issues with the original scheme and the recently submitted amendments.

With regard to withdrawing this application and submitting a new proposal. Provided the new application is for development of the same description or character, is made within 12 months of the first application being received, by the same applicant and on the same site or part thereof, no fee would be payable. This application was received by this authority on 27th August 2021.

If you need any further information please do not hesitate to contact me.

Kind Regards,

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

www.e-lindsey.gov.uk

Re: S/002/01844/21 - Mill Road, Addlethorpe

Hi Lindsey,

My apologies for responding late... today for some reason your emails are arriving about three hours after they are sent.

Yes I agree there is much to do on the application at this 11th hour. I plan to be in Louth and Skegness tomorrow morning and the first half of the afternoon. It is short notice but I propose a meeting in Manby entirely at your convenience so we can coordinate / prioritize our tasks and arrive at an extension date. I have a 5:00pm meeting in Grimsby with my investment partners so the timing would be super for me.

I am also working on scheduling a meeting with the economic, tourism and growth teams.

Below is a photo I found of us installing a twin lodge on pilings... great solution for flood risk areas like East Lindsey coastal plains.

Kind Regards, xxxxxxxxxxxxxxxx





On Mon, Jan 10, 2022 at 12:15 PM Stuart, Lindsey < wrote:

Dear xxxxxxxxxxxx

Following on from my e-mail below. The time in which this authority has to determine the application expires on Thursday. As this is a particularly larger application and information is still being received it is not possible to determine it within that time frame. Can you please agree to an extension of time to determine the application until 23rd February, 2022. I would appreciate confirmation in writing please.

Kind Regards,

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

www.e-lindsey.gov.uk



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South & East Lincolnshire Councils Partnership

From: Stuart, Lindsey
Sent: 10 January 2022 11:10
To: xxxxxxxxxxxxxx>
Subject: RE: Lodges I Built in UK

Dearxxxxxxxxxxx,

Thank you for the additional information. I did receive the footpath information but have not yet received the Economic Value. Do you know when this might be received please so I can reply with the Council's initial thoughts and consultation responses regarding the proposal?

Kind Regards,

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

www.e-lindsey.gov.uk



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South & East Lincolnshire Councils Partnership

From:xxxxxxxxxxx>
Sent: 07 January 2022 09:43
To: Stuart, Lindsey >
Subject: Re: Lodges I Built in UK

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



Hi Lindsey,

Attached are various new and revised drawings received from our architects late last night. The footpath drawing required some revision so hopefully that will follow later together with the Economic Value Statement and further analysis on the two primary sources of the blanket / mass objection letters.

The CBR soil tests around the main entrance are being conducted by LCC and we expect the results later in January probably at or shortly after the deadline.

I have instructed the team to keep the Economic Contribution Summary projections to the local economy as conservative as possible but we are still coming up with a 6 year grand total in the high eight figures.

Myself and my colleagues in Orlando are most keen on launching this first of our planned investments in East Lindsey as early as possible and greatly appreciate all the support received from the ELDC.

Kind Regards,

XXXXXXXXXXXXXXXXXX



Virus-free. www.avg.com

S/002/01844/21 - Mill Road, Addlethorpe

Hi Lindsey,

Thank you for your email and offer to extend the decision date.

This is to confirm I agree to your suggestion to postpone the decision date to 31 August 2022.

Sorry to bring this subject up again of the support letters... but please note when I checked the Planning- Application Comment page in the |E|LDC Online Planning Portal it indicates there are 433 total comments letters being 168 Neighbourhood Objection Letters and 265 Support Letters.

However in the Planning - Application Document page only four of the support letters appear in the description column and three of those are described as "Standard Support Letter".

To avoid any semblance of bias on behalf of the ELDC & the Planning Office... I respectfully request that the term "Standard Support Letters".be immediately replaced in the description column with the supporters address and or business names in the same manner as with the Neighbourhood Objection Letters and the balance of the 265 or so supporting letters also be posted on the planning portal for all to see.

Note that 142 of the 168 Neighbourhood Objection Letters are standard or blanket letters yet they are not described as such in the ELDC description column but include the addresses of the objectors.

Furthermore there are 12 duplicate neighbourhood objection letters that should be deleted. For your convenience these duplicates are listed below and all are from Addlethorpe:

XXXXXXXXXXXXXXXXXXXX

(Note there are a total of 11 different neighbourhood objectors living at Teapot Hall your enforcement officers may need to verify this is a registered HMO or hotel)

It is important that the address and or business names of the support letters be included in the description column so political and community leaders can determine the wider economic impact and benefit the Holiday Lodge Park will have to Addlethorpe and the holiday district.

Below is the analysis of the Objection Letters as of 21 Dec 2021.

Kindest Regards,

XXXXXXXXXXXXXXXXXXXX

Analysis of the Objection Letters for Planning Application S/002/01844/21 as of 21 Dec 2021

#	Parish	Km From Project	Total Letters Received	Original Drafted Letters	Blanket Letters	Response From a House	Duplicate Letters	Net Total Letters	Com
1	ADDLETHORPE								
2	MILL ROAD	0.0	14	3	11	6	3	11	
3	MILL LANE	0.3	14	4	10	9	3	11	
4	INGOLDMELLS ROAD	0.1	22	6	16	3	5	17	9 fro
5	CHAPEL LANE	0.1	26	9	17	15	1	25	
6	RECTORY LANE	1.3	14	1	13	5	1	13	4 fro
7	OLD CHURCH ROAD	1.3	6	2	4	5	1	5	
8	ST. NICHOLAS CLOSE	1.4	4	2	2	3	0	4	
9	ORBY ROAD	1.6	1	1	0	1	0	1	
10	ADDLETHORPE SUB-TOTALS	-	<u>101</u>	<u>28</u>	<u>73</u>	<u>49</u>	<u>14</u>	<u>87</u>	
11									
12	INGOLDMELLS	1.8	8	0	8	7	0	8	
13	SKEGNESS	4.0	29	0	29	22	0	29	
14	CHAPEL ST. LEONARDS	4.5	5	2	3	5	0	5	
15	HOGTHORPE	4.8	4	0	4	2	0	4	
16	BURGH LE MARSH	5.4	2	0	2	2	0	2	
17	ORBY	5.8	3	0	3	1	0	3	
18	CROFT	6.4	3	0	3	3	0	3	
19	IRBY LE MARSH	8.4	4	0	4	1	0	4	
20	SPILSBY	15.1	3	1	2	2	0	3	
21	LOUTH	30.5	2	0	2	1	0	2	
22	FOTHERBY	33.6	2	0	2	1	0	2	
23	NUTHALL	107.0	3	0	3	3	0	3	
24	SHEFFIELD	120.0	1	0	1	1	0	1	

25	UNKNOWN ADDRESS	-	3	-	3	-	-	3
26	PARISH SUB-TOTALS		<u>72</u>	<u>3</u>	<u>69</u>	<u>51</u>	<u>0</u>	<u>72</u>
27								
28	<u>GRAND TOTAL</u>	-	<u>173</u>	<u>31</u>	<u>142</u>	<u>100</u>	<u>14</u>	<u>159</u>

On Tue, Aug 9, 2022 at 11:19 AM Stuart, Lindsey> wrote:

Dear xxxxxxxxxxxxxxx

With regard to the planning application mentioned above the current extension of time expires this Friday.

Following your recent e-mails I have discussed the situation with Mike Gildersleeves, and it has been agreed to give you a further extension to time until 31st August, 2022 in which to submit draft layout plan to address the issues and concerns previously raised. This could include a brief outline of supporting information. The plan should be draft in order that we can assess if the proposal addresses the concerns before moving forward and being formally submitted.

Can you please confirm your agreement to the extension of time.

Kind Regards,

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

www.e-lindsey.gov.uk



served by One Team

Re: S/002/01844/21 - Mill Road, Addlethorpe

Confidential Response

Hi Lindsey,

With respect to the February date can we set an earlier date?

Reason being is based on ELDC's decision on our development we are planning to launch a lodge model / sales centre in Skegness front for the 2022 season and require as much lead time as possible. The staycation market remains strong and we would like to strike while the iron is hot so to speak.

An update would be great... at this end we are expecting the CBR soil test this month and understand there are other items for highways which we would appreciate a clarification. For example we can connect with the two footpaths on Northside of Mill Road... however the timing for dealing with property owners for RoW agreements to Mill Lane probably premature... and year around footpaths in and around the site represents a challenge during the off season with 490 empty lodges to keep secure. From a practical point of view I checked with the other large operators like Southview, Pinetree, Taggs, Catchwater who's visitor travel by minibus or shared taxis. In Florida I restored 3 vintage trams mounted on wheel chassis complete with bell 🛎 which were really popular. I thought of introducing something similar following Phase I or II, perhaps a vintage open double decker connecting to the bus network on A52 or Anchor Lane terminus.

Other questions are do you require at this time EM Drainage Marsh Agreement or anything else that would require?

We are very interested in solar energy opportunities but as yet have not investigated further.

With respect to the Neighbour Objection Letters it appears the blanket letters may have been largely distributed by three action groups... two on Mill Road and one "politician" around Orby, Chapel St Leonard and Ingoldmells. The handwriting on some of the blanket letters in each group look very similar especially in Addlethorpe with one very distinct scratchy hand like something out of a Hitchcock drama. There are 101 letters from Addlethorpe, 28 personally drafted, 73 blanket on photocopied form, 46 of the letters came from 13 addresses (10 from one and 9 from another) and 14 duplicate letters. May I add that I respect there are some bonafide letters and my desire is that the project has a positive outcome for the community.

I look forward to your reply confirming the issues we need to address and meanwhile I will respond in a timely manner to your request to extend the deadline hopefully for an earlier date than 23 Feb 22.

Kind Regards,xxxxxxxx

On 11 Jan 2022, at 09:27, Stuart, Lindsey > wrote:

Dear xxxxxxxxxxxx

Thank you for your e-mails. Unfortunately my diary is full this week and the offices at Manby remain closed with the majority of staff, where possible, working from home. I can arrange an on line meeting for later on next week but it would be useful for me to respond in full first and then you'll know what issues need to be addressed.

I will be in touch by the end of the week. I would be grateful if you could in the mean time agree the extension date and it can be reviewed in the near future.

Kind Regards,

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

www.e-lindsey.gov.uk

<image002.jpg>

South & East Lincolnshire Councils Partnership

From: xxxxxxxxxxxxxx>

Sent: 10 January 2022 19:10

To: Stuart, Lindsey>

Subject: Re: S/002/01844/21 - Mill Road, Addlethorpe

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

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Sent: 10 January 2022 11:10

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Thank you for the additional information. I did receive the footpath information but have not yet received the Economic Value. Do you know when this might be received please so I can reply with the Council's initial thoughts and consultation responses regarding the proposal?

Kind Regards,

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

South & East Lincolnshire Councils Partnership

From: xxxxxxxxxxxx>

Sent: 07 January 2022 09:43

To: Stuart, Lindsey >

Subject: Re: Lodges I Built in UK

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

<image011.jpg>

Hi Lindsey,

Attached are various new and revised drawings received from our architects late last night. Thootpath drawing required some revision so hopefully that will follow later together with the

Economic Value Statement and further analysis on the two primary sources of the blanket / mass objection letters.

The CBR soil tests around the main entrance are being conducted by LCC and we expect the results later in January probably at or shortly after the deadline.

I have instructed the team to keep the Economic Contribution Summary projections to the local economy as conservative as possible but we are still coming up with a 6 year grand total in the high eight figures.

Myself and my colleagues in Orlando are most keen on launching this first of our planned investments in East Lindsey as early as possible and greatly appreciate all the support received from the ELDC.

Kind Regards,

Hi Lindsey,

Thanks for your response. Let's reset for the 5th August and will forward drawings to you as soon as possible. This week is very hectic have my family flying in and two large project completions.

Kind Regards xxxxxxxxxxxxxx

On 8 Jul 2022, at 13:02, Stuart, Lindsey > wrote:

Dear xxxxxxxxxxxx

Thank you for your e-mail and telephone message, I'm sorry I wasn't available to take it.

Having spoken to Mike Gidersleeves it is considered that an extension until 31st August would be too long in this case given how long the application has been in already. I would suggest that a draft layout plan could be produced before then and an extension until 5th August would be acceptable. If the proposal changes significantly from the originally submitted scheme it will not be possible the deal with those amendments as part of this application, but we will be able to advise on that once the draft layout is submitted.

If you need any further information please do not hesitate to contact me.

Kind Regards,

Miss Lindsey Stuart | Principal Planning Officer | East Lindsey District Council
South & East Lincolnshire Councils Partnership

From: xxxxxxxxxxxxxxxx>

Sent: 07 July 2022 13:07

To: Stuart, Lindsey >

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

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Hi Lindsey,

We are working with team of expert lodge park planners and legal team on further revisions before we can make a decision wether to resubmit or withdraw.

For that reason we would like to extend until 31 August 2022. Look forward to your confirmation.

Kindest Regards,xxxxxxxx

On 7 Jul 2022, at 12:45, Stuart, Lindsey> wrote:

Dear xxxxxxxxxxxxxxxx

With regard to the planning application mentioned above and following the recent e-mails can you please confirm if this application is to be withdrawn as the current extension of time expires next week.

Kind Regards,

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

www.e-lindsey.gov.uk

<image001.jpg>

South & East Lincolnshire Councils Partnership

On 1 Jul 2022, at 15:34, Stuart, Lindsey < > wrote:

Dearxxxxxxxxxxxxxxxxxxxx

With regard to the planning application mentioned above and following your meeting this morning. Please find attached the e-mails which outline the issues with the original scheme and the recently submitted amendments.

With regard to withdrawing this application and submitting a new proposal. Provided the new application is for development of the same description or character, is made within 12 months of the first application being received, by the same applicant and on the same site or part thereof, no fee would be payable. This application was received by this authority on 27th August 2021.

If you need any further information please do not hesitate to contact me.

Kind Regards,

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

www.e-lindsey.gov.uk

<image001.jpg>

South & East Lincolnshire Councils Partnership

Agreement to Extend Planning Application # S/002/01844/22 Date to 23 February 2022

Hi Lindsey,

In response to your email send Monday 10 January 2022 where you indicate

"The time in which this authority has to determine the application expires on Thursday. As this is a particularly larger application and information is still being received it is not possible to determine it within that time frame. Can you please agree to an extension of time to determine the application until 23rd February, 2022".

I confirm I am in agreement with the proposed extension of ELDC Planning Application #S/002/01844/21 to the 23 February 2022, or an earlier date by prior mutual agreement.

If I can be of further assistance please do not hesitate to contact me.

Kind Regards,

XXXXXXXXXXXXXXXXXXXX

Developer

Hi Lindsey,

Hope you and family are fine.

Would like to propose resetting the decision date to 31 May 22.

Unfortunately our Architect / Planner has been off work for two weeks with a eye injury followed by his kids contracting covid.

He embraced your suggestions and has completed a more organic plan featuring 9 villages with overhaul 22% reduction in density.

Yesterday he sent me draft of the new site plan together with plans of the individual villages and the finals will be available anytime.

Please confirm the new schedule.

Kind Regards,

XXXXXXXXXXXXXXXXXXXX

Re: Skegness Resort

Hi Lindsey, we are looking forward to hearing your comments on revised "village scheme" master plan.

XXXXXXXXXXXXXXXXXXXX

Our engineering team is on standby to amend Drainage Strategy and Transport Statement etc.

Kind Regards, xxxxxxxxxxxxxxxxx

On 9 Jun 2022, at 14:33, xxxxxxxxxxxxxx> wrote:

Hi Lindsey,

Hope you had a nice break.

the download link for draft revisions of planning application S/200/01844/21.

xxxxxxx

Please note we have greatly reduced the density to 368 lodge. Most lodges have a minimum of 12m setback from the boundary.

Kind Regards. xxxxxxxxxxxxxxxxx

On 30 May 2022, at 17:25, Stuart, Lindsey > wrote:

Dear xxxxxxxxxxxxxx

Thank you for your e-mail and up date. Can you please e-mail the revised information. I can then review it, if needed discuss with Mike and then get back to you.

Kind Regards,

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

www.e-lindsey.gov.uk

South & East Lincolnshire Councils Partnership

-----Original Message-----

Fromxxxxxxxxxxxxxxxxxxx>

Sent: 30 May 2022 13:19

To: Stuart, Lindsey >

Cc: Gildersleeves, Mike (BBC) >

Subject: Skegness Resort

This message originated from outside your organization

Hi Lindsey,

I have received draft plans and documents.

Our architect / planner unfortunately was off for two weeks withxxxxxxxxxxxxbut gladly has recovered... hence reason for delay.

The draft has addressed your concerns with a revised scheme that represents a complete departure from existing Skegness caravan parks.

The scheme consists of ten luxury lodge villages most with a central lake/pond encircled by lodges and significantly less than the typical area parks.

The density has been significantly reduced from 470 to 368 pitches much less than some of the six adjacent parks.

We also have 267 Letter of Support primarily from local businesses and merchants.

We have identified possible irregularities concerning many of the Letters of Objection and the manner these were collected. We are investigating the matter further and reviewing appropriate action against the organisers. I understand ELDC may have similar concerns and if so, we are willing to share information with the ELDC to safeguard this investment and other investment in the area.

Please advise how we may proceed, I pass Louth everyday and can pass by Manby to review the draft and receive your comments.

Kind Regards,

XXXXXXXXXXXXXXXXXX

Re: Planning Application S/002/01844/21

Hi Lindsey,

Hope this finds you super fine.

Please confirm our verbal agreement this morning to extend the decision date to 25 March 2022.

Kind Regards,

xxxxxxxxxxxxxxxxxx

Sent from my iPhone

> On 13 Jan 2022, at 12:18, Stuart, Lindsey > wrote:

>

> xxxxxxxxxxxxxxxxxxxx>

> Thank you for your e-mail. I can confirm that I received your confirmation of agreement to the extension of time.

>

> With regard to a meeting I think it would be useful for Andy Booth, Development Control Manager to also attend. The dates we are both available are Tuesday 25th after 10am Wednesday after 2.30pm or Thursday after 10.00am. I'm sorry there are no dates available for next week. I would be grateful if you could please confirm a date and time as soon as possible as these are likely to get snapped up quickly.

>

> Do you have access to Teams for the meeting?

>

> Kind Regards,

>

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

>>

>

> South & East Lincolnshire Councils Partnership

>

>

>

> -----Original Message-----

> From: xxxxxxxxxxxxxxxxxxxx>

> Sent: 13 January 2022 07:39

> To: Stuart, Lindsey >

> Subject: Planning Application S/002/01844/21

>

> This message originated from outside your organization

>

> Hi Lindsey,

>

> Can you please confirm receipt of my agreement to extend the determination date to 23 Feb 2022 and your acceptance of the extension by return.

>

> Also can we schedule a telephone or video conference at you earliest convenience.

>
> Kind Regards,
> xxxxxxxxxxxxxxxxxxxxxxx>
>
> Sent from my iPhone
>

Re: Skegness Resort

Hi Lindsey,

Thanks for your update. Yes I confirm my agreement for further extension to 15th July 2022.

Kind Regards,

xxxxxxxxxxxx

Sent from my iPhone

-----Original Message-----

On 28 Jun 2022, at 06:06, Stuart, Lindsey > wrote:

Dear xxxxxxxxxxxx,

Thank you for your e-mail. I am reviewing the amendments, this week and will get back to you by Friday. I apologise for the delay.

Kind Regards,

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

www.e-lindsey.gov.uk

Hi Miss Lindsey,

Thank you for your letter.

To clarify my preference is to discharge the foul water into the Anglian Water System. Earlier this year I contacted them by phone for an informal discussion where they indicated they had capacity and if not they would create capacity to meet the increased demand. The use of a private sewer system was only suggested as a last resort should Anglian Water be unable to provide service.

As you suggested I will contact Anglian Water again to confirm the above.

Meanwhile if you have any questions please do not hesitate to contact me and I am generally available to pass by Manby most days of the week.

Kind Regards,

On 26 Oct 2021, at 17:24, Stuart, Lindsey wrote:

Dear xxxxxxxxxxxx

With regard to the planning application mentioned above which is being determined. I have not yet been to site or read through the documents but I have received the following comments from the Environment Agency:

“We are aware that this is an outline application. However, I would be grateful due to the scale of this development if you could clarify with the applicant their intentions regarding foul drainage. The application form states that the foul drainage could be pumped to Anglian Sewer Plant along Mill Road & Bolton's Lane or a package treatment plant installed

This site is very close to the Anglian Water mains network so we would expect the development to connect.

As you are probably aware we would object to non-mains drainage proposed in a sewered area where no/inadequate justification for non-connection to main sewer. Private sewage treatment facilities should only be used where it is not reasonable for a development to be connected to a

public sewer, because of the greater risk of failures leading to pollution of the water environment posed by private sewerage systems compared to public sewerage systems.

We would encourage the applicant to contact Anglian Water regarding the possibility of connecting to the public foul sewer, and either confirm their intention for a mains connection or submit evidence that demonstrates that this is not feasible.”

Anglian Water Services have been consulted and their comments are awaited. I would be grateful for your comments regarding this query please.

Kind Regards,

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

Fwd: Addlethorpe Planning application

From: Colin Davie >

Sent: Tuesday, October 26, 2021 3:45:40 PM

To: xxxxxxxxxxxxxxxxxxxxxx>

Subject: Addlethorpe Planning application

This message originated from outside your organization

Hi xxxxxxxxxxxxxx

I am currently on holiday but I wanted to notify you that I wish to call into committee determination, if officers are minded to approve it, the recently validated planning application for 490caravans on Ingoldmells Road in Addlethorpe. The scale of this application will fundamentally change the villages character (what is left and hasn't been ruined by previous applications) and turn it into one giant caravan site that has residential properties in it. I intend to join residents and the Parish council in vigorously and publically opposing this application.

Regards

Colin Davie

Ward Member for Ingoldmells and Addlethorpe

Sent from my iPad

Addlethorpe S/002/01844/21

Dear Lindsey,

I wrote to xxxxxxxxxx when this application first surfaced asking for it to be determined by committee if the application was for approval.if not I am content for it to be delegated.

In light of the huge public interest in this application I thought I should repeat the request that it is determined by committee, if recommended for approval.

I believe the scale, location and impact of the development means the application should be refused and it is clearly against criterion's within the local plan.

Could you confirm where you are at re the application.I know deadline for responses has been extended to Nov 22. Can you also please formally consult Ingoldmells PC on this application as impacts from the development, in terms of services will fall on this community as services do not exist in Addlethorpe.

Regards

Colin Davie

Eldc member for Ingoldmells and Addlethorpe

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

Dearxxxxxxxxxxx

Thank you for your email and attachments.

If you require extended time for further work on your application I suggest contacting the lead planning officer to discuss.

In respect of your call in for this application to be decided by the planning committee. This is a matter for the local ward member to have a view on as well as the case officers. This is usually determined by the scale of the application, the public interest in the application and relevant policy issues.

My understanding from speaking to officers is that there are significant planning concerns regarding your application so perhaps your request for more time to amend and discuss those issues with officers would be helpful.

Yours sincerely

Craig Leyland

Leader ELDC

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Please See Attached:

Kind Regards, xxxxxxxxxxxx

Hi Andy,

The applicant for the above application for the 490. Lodges would like an on line meeting to discuss the attached e-mail I sent. I think it would be useful if you could possibly attend please. Can you let me know your availability please so I can back to him, thank you.

Kind Regards,

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

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,

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

XXXXXXXXXXXXXXXXXXXX

www.e-lindsey.gov.uk



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

Hi Andy,

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

www.e-lindsey.gov.uk



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From: Stuart, Lindsey

Sent: 12 January 2022 16:20

To:xxxxxxxxxxxxxxxxxxxxxxxxxxxx

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

Dear xxxxxxxxxxxxxxx

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 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 the site to the east. It is considered that there could be a 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

xxxxxxxxxxxxxxxxxxxxxxxxxxxx

www.e-lindsey.gov.uk



South & East Lincolnshire Councils Partnership

Dear xxxxxxxxxxxxxx

With regard to the planning application mentioned above and following the recent e-mails can you please confirm if this application is to be withdrawn as the current extension of time expires next week.

Kind Regards,

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

www.e-lindsey.gov.uk



South & East Lincolnshire Councils Partnership

From: xxxxxxxxxxxxxx>

Sent: 07 July 2022 13:07

To: Stuart, Lindsey >

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

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Hi Lindsey,

We are working with team of expert lodge park planners and legal team on further revisions before we can make a decision wether to resubmit or withdraw.

For that reason we would like to extend until 31 August 2022. Look forward to your confirmation.

Kindest Regards,xxxxxxxxxxxx

On 7 Jul 2022, at 12:45, Stuart, Lindsey > wrote:

Dearxxxxxxxxxxxx

With regard to the planning application mentioned above and following the recent e-mails can you please confirm if this application is to be withdrawn as the current extension of time expires next week.

Kind Regards,

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

www.e-lindsey.gov.uk

<image001.jpg>

South & East Lincolnshire Councils Partnership

Tue 09/08/2022 11:20

Dear xxxxxxxxxxxxxxxx

With regard to the planning application mentioned above the current extension of time expires this Friday.

Following your recent e-mails I have discussed the situation with Mike Gildersleeves, and it has been agreed to give you a further extension to time until 31st August, 2022 in which to submit draft layout plan to address the issues and concerns previously raised. This could include a brief outline of supporting information. The plan should be draft in order that we can assess if the proposal addresses the concerns before moving forward and being formally submitted.

Can you please confirm your agreement to the extension of time.

Kind Regards,

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

www.e-lindsey.gov.uk

RE: Lodges I Built in UK

Dear xxxxxxxxxxxxxxxx

Thank you for the additional information. I did receive the footpath information but have not yet received the Economic Value. Do you know when this might be received please so I can reply with the Council's initial thoughts and consultation responses regarding the proposal?

Kind Regards,

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

www.e-lindsey.gov.uk



South & East Lincolnshire Councils Partnership

Tue 11/01/2022 09:28

Dear xxxxxxxxxxxx

Thank you for your e-mails. Unfortunately my diary is full this week and the offices at Manby remain closed with the majority of staff, where possible, working from home. I can arrange an on line meeting for later on next week but it would be useful for me to respond in full first and then you'll know what issues need to be addressed.

I will be in touch by the end of the week. I would be grateful if you could in the mean time agree the extension date and it can be reviewed in the near future.

Kind Regards,

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

www.e-lindsey.gov.uk



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South & East Lincolnshire Councils Partnership

From:xxxxxxxxx>

Sent: 10 January 2022 19:10

To: Stuart, Lindseyxxxxxxxxxxxxxxxxx>

Subject: Re: S/002/01844/21 - Mill Road, Addlethorpe

This message originated from outside your organization

Hi Lindsey,

My apologies for responding late... today for some reason your emails are arriving about three hours after they are sent.

Yes I agree there is much to do on the application at this 11th hour. I plan to be in Louth and Skegness tomorrow morning and the first half of the afternoon. It is short notice but I propose a meeting in Manby entirely at your convenience so we can coordinate / prioritize our tasks and arrive at an extension date. I have a 5:00pm meeting in Grimsby with my investment partners so the timing would be super for me.

I am also working on scheduling a meeting with the economic, tourism and growth teams.

Below is a photo I found of us installing a twin lodge on pilings... great solution for flood risk areas like East Lindsey coastal plains.

Kind Regards, xxxxxxxxxxxxxxxxxxx

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

Wed 12/01/2022 16:20

Dear xxxxxxxx

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.

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"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



South & East Lincolnshire Councils Partnership

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

Wed 20/04/2022 20:39

Dear xxxxxxxxxxxx

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

www.e-lindsey.gov.uk



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South & East Lincolnshire Councils Partnership

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

Thu 21/04/2022 12:59

Dear xxxxxxxxxxxxxxxxx

Thank you for your response.

In all honesty I will not have an opportunity to meaningfully review any additional information or amendments submitted today. I would suggest you submit the final versions when they are available. Thank you.

Kind Regards,

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

www.e-lindsey.gov.uk



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South & East Lincolnshire Councils Partnership

.....
Tue 21/06/2022 17:15

Dear xxxxxxxxx

With regard to the planning application mentioned above. I am hoping to look at the amended information this week. The current extension of time expires next week. Can you please agree to a further extension of time until 15th July, 2022.

Kind Regards,

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

www.e-lindsey.gov.uk



South & East Lincolnshire Councils Partnership

Wed 16/03/2022 18:05

Dearxxxxxxxxxxxx

Further to your email, unfortunately an earlier meeting cannot be facilitated.

That said, at that meeting we can talk about this in a wider context and whilst we can discuss your proposals, these have to be without prejudice to the specific scheme. As I believe you are aware, the Planning Case Officer has concerns with this scheme as presently presented, and their lack of compliance with the Development Plan amongst other matters. These are unlikely to be simply 'off set' by the forecast economic investment you have identified.

The scheme must, based on the details accompanying it, show how it would comply with the Development Plan, or where this is not possible, identified what other material considerations there are which sway the balance of judgement in favour of the scheme. This is planning required under planning law.

I appreciate your scheme is important to you, and you perceive it to be of vital importance to the area. However, please appreciate that this is not the only scheme or proposal that we are dealing with. We cannot simply give you a form of preferential treatment. Equally, Officers cannot fetter their discretion in terms of putting forward a recommendation by being seen to take a favourable stance towards you, as we must ensure that the scheme withstands wider public scrutiny. We must retain an open mind in essence.

We will however continue to work with you, to resolve problems, and act reasonably, and where possible seek to support proposals which would derive benefits for East Lindsey and the wider coast.

We would all be happy to discuss you proposals on the 22nd, which I hope will allow you time to come forward with answers to the problems with the scheme which have been identified.

Regards

Mike

Mike Gildersleeves | Assistant Director – Planning & Strategic Infrastructure

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

Website: www.sholland.gov.uk / www.mybostonuk.com / 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: xxxxxxxxxxxxxxxxx>

Sent: 16 March 2022 14:56

To: xxxxxxxxxxxxxxxxx< @boston.gov.uk>

Subject: Re: Schedule Meeting With Lydia Rusling & Mike Gildersleeves

Hi Alison,

Yes that date is available.

However an earlier date would be much appreciated. According to ELDC study “The Economic Contribution of Caravan Parks in East Lindsey” we calculate this lodge park and lodge factory with +100 full time workers will contribute £71,000,000.00 to the local economy.

With respect to this project and the fast approaching summer season, together with other major projects we are investing in, may I respectfully suggest it is communicated to ELDC planning that should be considered as high priority.

Kind Regards,

XXXXXXXXXXXXXXXXXXXX

On 16 Mar 2022, at 12:55,XXXXXXXXXXXX <XXXXXXXXXXXX@boston.gov.uk> wrote:

Hi XXXXXXXXX

After consulting on diaries and including the various additional officers required, the first available opportunity to meet in Manby is Friday 22 April at 9am, if that is convenient for you please?

Thank you

Best Regards

| Executive Support Officer | **Boston Borough Council**

Direct Dial: 01205 314511 | 07500 915394

www.boston.gov.uk

<image003.jpg>

South & East Lincolnshire Councils Partnership

From: XXXXXXXXXXXXX<

Sent: 15 March 2022 11:07

To:XXXXXXXXXXXX<@boston.gov.uk>

Subject: Re: Schedule Meeting With Lydia Rusling & Mike Gildersleeves

XXXXXXXXXXXXXXXXXXXX

Looking forward to early meeting with Mike and Lydia. Only bad time for me this week is Thursday 17th between 3:00 and 6:00 pm.

Kind Regards,xxxxxxx

On 9 Mar 2022, at 09:24, xxxxxxxxxxxx <@boston.gov.uk> wrote:

Hi xxxxxxxxxxxx

Further to your email below, Lydia has asked me to set up this meeting. Please could you let me have some date/time options that work for you and I will endeavour to identify a mutually convenient time in diaries this end.

Thank you

Best Regards

xxxxxxx | Executive Support Officer | **Boston Borough Council**

www.boston.gov.uk

<image001.jpg>

South & East Lincolnshire Councils Partnership

From: xxxxxxxxxxxxxxxxxxxx

Sent: 07 March 2022 20:14

To: Rusling, Lydia >

Subject: Schedule Meeting With Lydia Rusling & Mike Gildersleeves

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

This message originated from outside your organization

Hi Lydia,

Hope you are super well.

Further to our constructive video conference on Friday, I look forward to an early opportunity for a meeting with you and Mike Gildersleeves in Manby.

Included in the agenda... a briefing on ELDC current planning, growth, tourism, LDO and caravan park policy would be most welcome so I can best synchronise our efforts with ELDC and allocate necessary investment to boost the local economy.

Another tremendous outcome would be to allocate senior member/s in the planning, development, growth and tourism departments as our primary liaison or contact. The reason is there are a dozen or so contact options at ELDC and I find they are generally very busy. Ideally the contact/s would be at director level and have the time and resources to liaison with my team in mobilizing major tourism projects on the East Lindsey Coastline.

I have some experience in developing flood zones and may be of assistance in ELDC's quest to secure 12 month holiday occupancy. I see from the record that recent efforts with LCC and EA were headed up by Tom Ashton and invite you to put me in contact with Tom and any other contact in the ELDC team pursuing this agenda. I am willing to conduct a proof of concept exercise for review by ELDC, LCC and EA..

Essentially the solution is to raise the caravans from 0.6m up to 2.4m like we do in Texas and Florida... we transport on a temporary reusable chassis and the concrete pitch pad is replaced with gravel which can double for parking and a soakaway. For storm protection the vans are fitted with metal straps that are attached to the columns. Spare loaner chassis are stored in the park in the event someone wants to move a lodge in the future.

As soon as planning consent is granted on my Addlethorpe Luxury Lodge Park we can organize an investor mission of top hospitality and attraction operators from Florida some of which I have partnered with in other projects.

Finally I would like to further explore how we may neutralise some contradictions in the political landscape with respect to the caravan park development.

Kind Regards,

xxxxxxxxxxx

Mon 08/11/2021 14:48

From: CllrC Davie <xxxxxxxxxxx>

Sent: 08 November 2021 13:09

To: Stuart, Lindsey <

Subject: Addlethorpe S/002/01844/21

RE: S/022/01844/21 - Mill Lane, Addlethorpe

Tue 30/11/2021 15:09

Dear xxxxxxxxxx

Thank you for your e-mail.

The comments have been up dated as requested.

The part of the portal that lists the consultees does not appear to work as several of the consultees are shown incorrectly however your comments on line listed as Addlethorpe Parish Council for members of the public to see.

Kind Regards,

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

www.e-lindsey.gov.uk



South & East Lincolnshire Councils Partnership

From: xxxxxxxxxxxxxxxx>

Sent: 26 November 2021 10:20

To: Stuart, Lindsey>

Subject: Re: S/022/01844/21 - Mill Lane, Addlethorpe

This message originated from outside your organization

Hi Lindsey,

I can confirm the comments left on the planning portal of 9 November 2021 were made by a member of the public not the council. However, can it remain as an objection, just remove the parish council name so it does not look like we have put in two objections?

Could you also confirm why the planning portal does not show Addlethorpe Parish Council as having been consulted? Members of the public think we have not got involved as they have requested us to do.

I am also attaching two more petition letters objecting to the planning application. You should receive the bulk of these by post today or Monday.

Thank you for your help.

Kind Regards

Clerk to Addlethorpe Parish Council

On Thu, Nov 25, 2021 at 12:05 PM Stuart, Lindsey > wrote:

Dear xxxxxxxxx

With regard to the planning application mentioned above I had a xxxxxxxxxx telephone me earlier and leave a message regarding the consultation responses from Addlethorpe Parish Council. I have tried to contact her but the number she gave doesn't appear to be correct.

Can you please confirm, in writing, that the comments dated 9th November are not from Addlethorpe Parish Council and I can then have it changed. I'm not sure why the planning portal is not correct as it is on our system.

Kind Regards,

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

www.e-lindsey.gov.uk

South & East Lincolnshire Councils Partnership
