



Planning Statement Of Pentney Lakes

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- 2.2. The Site is bordered by hedges and mature trees. Located to the north and northwest of the Site is West Bilney Wood. Running parallel to the south of the Site is Abbey Road which connects to the village of Pentney. **Appendix 1** shows a location plan (1:2500) with the site for development outlined in red and other land in the applicant's ownership edged in blue.
- 2.3. The surrounding area is characterised by open countryside with some small villages and residential properties as shown in Figure 2. The levels across the site range from 2m AOD to 10m AOD. Photographs of the site and surrounding area are provided in **Appendix 2**, which illustrates that the site is well screened by high hedgerows and border trees.

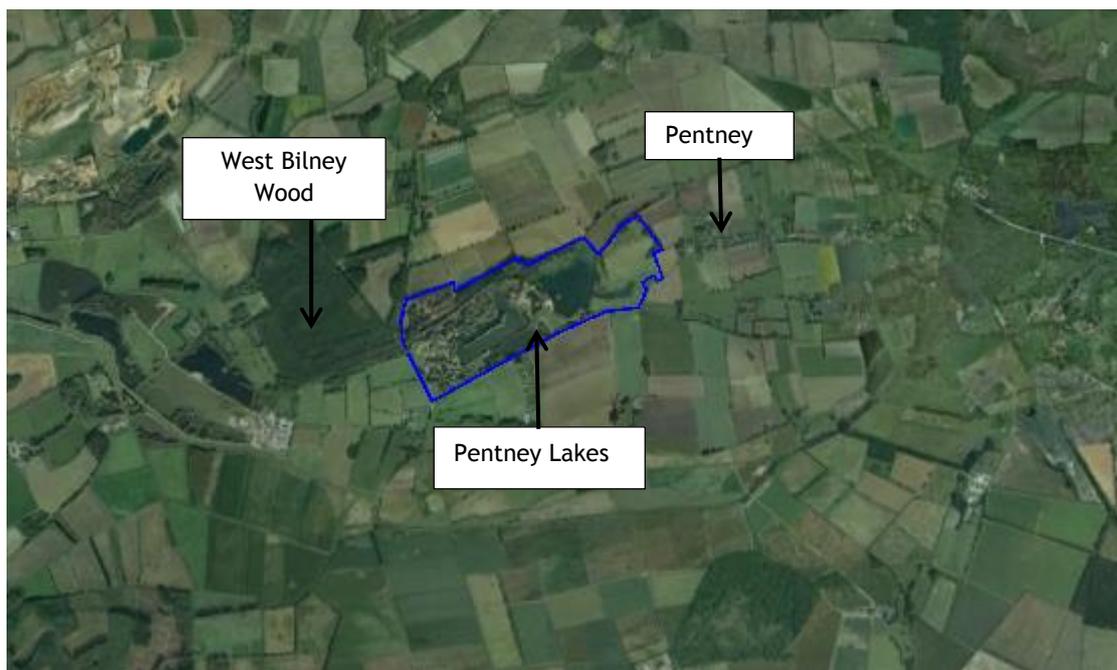


Figure 2 - Aerial Photograph of the Site

3. Planning History

- 3.1. Pentney Lakes, originally a working quarry, received planning permission in April 1994 (Ref: 2/94/0013/CU) for use of land as watersports, including skiing, windsurfing, sailing and fishing. The use of the lake was then approved planning permission for jet-ski purposes (Ref: 2/95/0910/F). The lake was also granted permission to be extended (Ref 2/96/0339/F) and for the siting of a portable building for use as clubhouse associated with the eastern (sailing) lake (Ref: 2/95/0693/F). In 1999 permission was granted for the construction of a clubhouse to replace the portable building.
- 3.2. In 1995 Pentney Lakes received planning permission for 75 touring caravans (Ref: 2/95/1134/CU), which was subsequently amended to allow the stationing of 73 touring caravans and construction of 2 holiday chalets (Ref: 2/96/1661/F).
- 3.3. A few years later outline planning permission (Ref: 04/01739/O) was given on 8th March 2005 for the construction of a replacement clubhouse and leisure facilities, and the siting

of 63 log cabins to replace the 75 touring van pitches and 20 tent pitches. The outline planning application was granted permission subject to a number of conditions. Of particular importance is Condition 1 on the decision notice which mentions the following:

“Application for the approval of reserved matters specified shall be made within three years from the date of this permission (otherwise the permission lapses); and the development shall be begun within five years from the date of this permission or two years from the final approval of reserved matters, whichever is the later date.”

- 3.1. Prior to the approval of reserved matters expiring on 8th March 2008, a large number of full and reserved matter applications were submitted for individual plots and granted permission. However 23 plots and the construction of a replacement clubhouse, which was subject of the outline application, never obtained full or reserved matters approval and permission has now lapsed. Since the expiry of the outline permission a number of full and outline applications for the individual plots that were never developed have been submitted. A number of appeals have also been made for the individual plots. Two of the 23 plots (Plot 56 and 93B) that never received full planning permission have been considered lawful.
- 3.2. In October 2012, planning permission was approved (Ref: 12/01126/F) for the erection of an accommodation block at Pentney Lakes to provide water-ski members with a facility to stay on-site for short periods. The accommodation block approved provides 4 bedrooms and a communal lounge area to provide members of the adjacent water ski club (Premier Waterski School) with a facility to stay on site for short periods.

4. Background

- 4.1. This planning application seeks to obtain permission for 31 holiday lodges, and to change the use of the existing office accommodation to a reception and restaurant.
- 4.2. This application has been submitted as a result of consultation with Kings Lynn and West Norfolk Borough Council following a recent application (Ref: 15/00456/CU) for a change of use (forestry) to standing of 20 large camper vans and caravans with its own facilities. It was advised by Planning Department during the process of the application to withdraw the application, as a result of the proposal being contrary to policy, and a new application for the 31 lodges being submitted. The application for the 20 large camper vans and caravans was subsequently withdrawn on the 11th June 2015.

5. Proposal

- 5.1. The purpose of the proposal is to provide 31 self-contained holiday lodges to enable users of the water-based facilities and activities provided at Pentney Lakes to stay for short breaks, or longer stays, and to also enjoy the many attractions and sights in and around the borough of Norfolk. The proposal will also increase the amount of services provided on Site to make it a more sustainable location by converting the existing office accommodation on Site to a reception and restaurant.

- 5.2. Twenty-one of the holiday lodges proposed in this planning application are those that received outline permission in 2005 (Ref: 04/01739/O) to which permission has now expired. Seventeen out of the twenty-one lodges are individually owned due to the plots being sold freehold when the outline planning application was approved permission. Four of the plots (Plots 59, 64, 73 and 83) are still owned by Luxurious Leisure Limited. The other ten lodges proposed, which will provide more affordable holiday accommodation on Site, were not subject of the outline planning application.
- 5.3. **Appendix 1** shows the layout plan of the Site, whilst **Appendix 3** shows the existing and proposed layout plan of the office accommodation to be changed to a restaurant. This is discussed in more detail in the Design and Access Statement that accompanies this application.

6. Planning Policy

- 6.1. This section of the Planning Statement identifies the local and national planning policy context of the site and in particular those policies which have a direct influence over the proposed development for the holiday lodges.

National Planning Policy

National Planning Policy Framework, March 2012

- 6.2. The National Planning Policy Framework (NPPF), adopted in March 2012, sets out the Government's planning policies for England and how these are expected to be applied. It replaces the old Planning Policy Guidance (PPG) and Planning Policy Statements (PPS).
- 6.3. At the heart of the NPPF is a presumption in favour of sustainable development and seeks planning to encourage growth and not act as an impediment. Significant weight should therefore be placed on the need to support economic growth through the planning system.
- 6.4. Paragraph 28 of the NPPF is about supporting a prosperous rural economy and seeks planning policies to support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. The NPPF provides criteria to promote a strong rural economy which is as follows:
 - Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
 - Promote the development and diversification of agricultural and other land-based rural economies;
 - Support sustainable tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.

- 6.5. Section 4 of the NPPF is about promoting sustainable transport where plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes to be maximised. The policy however clearly states this needs to take account of other policies set out elsewhere in this Framework, particularly in rural areas.
- 6.6. Section 7 of the National Planning Policy Framework is about promoting good design which is a key aspect of sustainable development and should contribute positively to making places better for people.

Local Planning Policy

Kings Lynn and West Norfolk Local Plan, November 1998

- 6.7. Under the Planning and Compulsory Purchase Act 2004, Local Plans are to be replaced under a collection of documents known as the Local Development Framework (LDF). As it takes time to adopt new Local Plans, some of the policies in the Kings Lynn and West Norfolk Local Plan have been saved by a Direction from the Secretary of State. Only Saved Policies will be relevant for development control purposes; all other policies cease to be relevant. The site is allocated as 'Countryside' and within the 'River Corridor' in the Local Plan Proposals Map. The Site is also allocated as an Area of Important Landscape Quality.
- 6.8. The relevant policy for 'Countryside (Policy 8/5-8/10), River Corridor (Policy 4/3) and Landscape Quality (Policy 4/6) have not been saved in the Kings Lynn and West Norfolk Local Plan and therefore are no longer relevant in the determination of this application. Most policies that were saved in the Local Plan have now been superseded by Core Strategy Policy.

Kings Lynn and West Norfolk Core Strategy, July 2011

- 6.9. Kings Lynn and West Norfolk Borough Council adopted their Core Strategy Document on 28 July 2011. This document sets out the long term strategy, including the vision and objectives for the borough, and the broad policies that will steer and shape new development. It will guide development and the use of land up to 2025.
- 6.10. The main strategic policies in the Core Strategy that will be relevant in the determination of this application are as follows:
- 6.11. **CS01 Spatial Strategy**
Development priorities for the borough will be to:
- facilitate and support the regeneration and development aspirations identified in the Regional Spatial Strategy;
 - encourage economic growth and inward investment;
 - improve accessibility for all to services; education; employment; health; leisure and housing;
 - protect and enhance the heritage, cultural and environmental assets and seek to avoid areas at risk of flooding;
 - foster sustainable communities with an appropriate range of facilities.

Sustainable development locations

In accommodating these priorities our approach will utilise a settlement hierarchy (set out in Policy CS02) to ensure that:

- new investment is directed to the most sustainable places;
- significant emphasis is placed on brownfield redevelopment within the towns and villages;
- the development of sustainable urban extensions to the main towns;
- locally appropriate levels of growth take place in selected Key Rural Service Centres and Rural Villages;
- new development is guided away from areas at risk of flooding now or in the future, however recognising development may be required within flood risk areas to deliver regeneration objectives within King's Lynn and maintain the sustainability of local communities in rural areas;
- approximately 90% of new residential development will take place in areas identified within the settlement hierarchy to ensure reasonable access to services satisfying basic day to day needs;
- 75% of employment land will be allocated in King's Lynn.

Rural and Coastal Areas

The strategy for the rural areas will:

- promote sustainable communities and sustainable patterns of development;
- ensure strong, diverse, economic activity, whilst maintaining local character and a high quality environment;
- focus most new development and at least 2,880 new homes within or adjacent to these selected Key Rural Service Centres (to be defined in the Site Specific Allocations DPD);
- protect the countryside beyond the villages for its intrinsic character and beauty, the diversity of its historic environment; landscapes; geodiversity and biodiversity through a Green Infrastructure Management Plan, and Biodiversity Action Plans.

6.12. CS06 Development in Rural Areas

The strategy for rural areas is to:

- promote sustainable communities and sustainable patterns of development to ensure strong, diverse, economic activity;
- maintain local character and a high quality environment;
- focus most new development in key rural service centres selected from the Settlement Hierarchy Policy CS02;
- ensure employment, housing (including affordable housing), services and other facilities are provided in close proximity.

Provision will be made for a total of at least 2,880 new homes within or adjacent to selected Key Rural Service Centres.

In the Rural Villages, Smaller Villages and Hamlets, more modest levels of development, as detailed in Policy CS09, will be permitted to meet local needs and maintain the vitality of these communities where this can be achieved in a sustainable manner, particularly with regard to accessibility to housing, employment, services and markets, and without detriment to the character of the surrounding area or landscape. Sites may

be allocated for affordable housing or exception housing in accordance with criteria to support the housing strategy.

Within all centres and villages, priority will be given to retaining local business sites unless it can be clearly demonstrated that continued use for employment (including tourism or leisure) of the site is economically unviable, or cannot overcome an overriding environmental objection, or a mixed use can continue to provide local employment opportunities and also meet other local needs.

Beyond the villages and in the countryside, the strategy will be to protect the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, and its natural resources to be enjoyed by all. The development of greenfield sites will be resisted unless essential for agricultural or forestry needs.

6.13. CS08 Sustainable Development

All new development in the borough should be of high quality design. New development will be required to demonstrate its ability to:

- protect and enhance the historic environment;
- enrich the attraction of the borough as an exceptional place to live, work and visit;
- respond to the context and character of places in West Norfolk by ensuring that the scale, density, layout and access will enhance the quality of the environment;
- optimise site potential, making the best use of land including the use of brownfield land;
- enhance community wellbeing by being accessible, inclusive, locally distinctive, safe and by promoting healthy lifestyles (see Policy CS14 Community & culture);
- achieve high standards of sustainable design.

To promote and encourage opportunities to achieve high standards of sustainability and energy efficiency, measures should include:

- construction techniques, layout, orientation, internal design and appropriate insulation maximised to improve efficiency;
- innovative use of re-used or recycled materials of local and traditional materials to decrease waste and maintain local character;
- reduction of on-site emissions by generation of cleaner energy; provision of green space to safeguard wildlife, provide recreation opportunities and improve the quality of life for people living in the area;
- good access links for walking and cycling;
- integration of water saving devices and Sustainable Drainage Systems;
- designs that exceed the present standards set by Building Regulations and achieve higher levels of the Code for Sustainable Homes will be encouraged;
- at the design stage, attention should be had to the CABI 'Building for Life' national standard for well-designed homes and neighbourhoods and all new schemes should be assessed against the Building for Life Criteria, or successor documents as appropriate;
- new development of more than 10 dwellings (new build or conversions) or 1000m² of non-residential floor space should reduce their predicted CO₂ emissions by at least 10% (by using decentralised and renewable and low carbon sources) as compared to the Standard Assessment Methodology. For developments over 100 dwellings a 20% reduction of CO₂ emissions will be encouraged.

The Council will take account of the impact of achieving these targets on the viability of a scheme and where appropriate agree a lower or nil target provided:

- the development of the site is in the wider public interest; and
- the developer is prepared to share information on development costs and margins with the Council prior to consent being granted.

Density of development

In seeking to make the most efficient use of land, the Council will scrutinise Design and Access Statements to confirm that the proposal optimises the density of development in the light of local factors such as: the setting of the development; the form and character of existing development; and the requirement for any on site infrastructure including amenity space.

Flood Risk and Climate Change

The Council's Strategic Flood Risk Assessment outlines potential flood risk throughout the borough. In order to ensure future growth within the borough is sustainable:

- the findings of the Strategic Flood Risk Assessment will be used to guide planned growth and future developments away from areas of high flood risk;
- the Council will work in conjunction with the Environment Agency and ensure that decisions take into account coastal flooding and climate change adaptation issues.

Policy CS01 acknowledges that some development may be required in flood risk areas to meet regeneration objectives and maintain the sustainability of local communities. Development proposals in high flood risk areas will need to demonstrate that:

- the type of development is appropriate to the level of flood risk identified in the Strategic Flood Risk Assessment, or;
- if the development vulnerability type is not compatible with the flood zone as set out in PPS25, proposals will need to demonstrate that the development contributes to the regeneration objectives of King's Lynn or the wider sustainability needs of rural communities;
- the development is on previously developed land, or, where proposals are for development of greenfield sites, the development must demonstrate a contribution to the regeneration objectives of Kings Lynn or the wider sustainability needs of rural communities;
- flood risk is fully mitigated through appropriate design and engineering solutions.

6.14. CS10 The Economy Tourism Leisure and Town Centre Uses

Retail, tourism, leisure, and cultural industries are key elements of the economic and social vibrancy of our borough, and contribute to the regeneration and growth of the area. The policy approach to retail development is addressed within the Settlement Hierarchy policy.

The Council will promote opportunities to improve and enhance the visitor economy:

- Supporting tourism opportunities throughout the borough.
- Promoting the expansion of the tourism (including leisure and culture) offer in Hunstanton to create a year-round economy.

- Smaller scale tourism opportunities will also be supported in rural areas to sustain the local economy, providing these are in sustainable locations and are not detrimental to our valuable natural environment.

The Council will permit the development of new tourism accommodation in rural areas subject to the following criteria being met:

- It should be located in or adjacent to our villages and towns;
- It should be of a high standard of design in line with national guidance;
- Will not be detrimental to the landscape;
- Mechanisms will be in place to permanently retain the tourism related use.

New development to promote and enhance tourism should consider the historic character and setting of our towns, and proposals should aim to preserve and enhance this unique environment. In the Countryside, preservation of the natural and historic environment should be a priority (also refer to Environmental Assets). Promotion of tourism and leisure industries will be assisted by implementation of the Green Infrastructure Management Plan.

Rural Employment Exception Sites

The Council will support the rural economy and diversification through a rural exception approach to new development within the countryside; and through a criteria based approach to retaining employment land and premises.

Permission may be granted on land which would not otherwise be appropriate for development for an employment generating use which meets a local business need. Any development must satisfy the following criteria:

- It should be appropriate in size and scale to the local area;
- It should be adjacent to the settlement;
- The proposed development and use will not be detrimental to the local environment or local residents.

6.15. CS11 Transport Strategic Issues

Dealing with transport issues in new development

Development proposals should demonstrate that they have been designed to:

- Reduce the need to travel.
- Promote sustainable forms of transport appropriate to their particular location and related to the uses and users of the development. In order of preference this should consider:
 - Walking
 - Cycling
 - Public transport
 - Private car (development proposals which are likely to have significant transport implications will need to be accompanied by a transport assessment and travel plan to show how car based travel can be minimised)
- Provide for safe and convenient access for all modes. The Council will seek appropriate contributions to necessary transport improvements.

Site Allocations and Development Management Policies Pre-Submission Document, January 2015

- 6.16. The Site Allocation and Development Management Policies Plan is a set of policies and land allocations that will guide the future of the district up to 2026. Once adopted, all planning applications will be assessed against the policies in the Local Plan. The Site Allocations and Development Management Policies Pre-Submission Document has been submitted to the Secretary of State for independent examination.
- 6.17. The Site is allocated as countryside in the Site Allocation and Development Management Policies Pre-Submission Proposals Map.
- 6.18. Although the Site Allocation and Development Management Policies Plan has not yet been adopted, it has been submitted to the Secretary of State for independent examination. In accordance with the National Planning Policy Framework decision makers may also give weight to relevant policies in emerging plans according to:
- The stage of preparation of the emerging plan (the more advanced the preparation, the greater weight that may be given)
 - The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - The degree of consistency of the relevant policies in the emerging plan to the policies in the Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 6.19. The emerging policies in the Site Allocations and Development Management Policies that will be relevant are as follows:
- 6.20. **Policy DM 1 - Presumption in Favour of Sustainable Development**
When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively and jointly with applicants to find solutions that allow proposals to be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

6.21. Policy DM 2 - Development Boundaries

Development will be permitted within the defined boundaries of a settlement or on allocations identified in this plan provided it is in accordance with policies within the Local Plan and is consistent with the NPPF.

The area outside development boundaries and defined allocations will be treated as countryside where new development will be more restricted and will be limited to the provision of affordable housing, community facilities, development in support of the rural economy or to infilling in accordance with Policy DM3.

6.22. Policy DM 11 - Touring and Permanent Holiday Sites

(NOTE - For the purposes of this policy the term 'holiday accommodation' is used to describe caravan based accommodation, including touring and permanent sites/units, as well as permanent buildings constructed for the purpose of letting etc.)

Location requirements

Proposals for new holiday accommodation sites or units or extension or intensification to existing holiday accommodation will be acceptable where:

- The proposal is supported by a business plan demonstrating how the site will be managed and how it will support tourism or tourist related uses in the area;
- The proposal demonstrates a high standard of design in terms of layout, screening and landscaping ensuring minimal adverse impact on visual amenity and the historical and natural environmental qualities of the surrounding landscape and surroundings; and
- The site can be safely accessed;
- It is in accordance with national policies on flood risk;
- The site is not within the Coastal Hazard Zone indicated on the Policies Map, or within areas identified as tidal defence breach Hazard Zone in the Borough's Strategic Flood Risk Assessment and the Environment Agency's mapping;

Small scale proposals for holiday accommodation will be acceptable within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) only where it can be demonstrated that the proposal will not negatively impact on the landscape setting of the AONB. Proposals for uses adversely affecting Sites of Special Scientific Interest (SSSIs) or European Sites will be refused permission.

Conditions to be applied to new holiday accommodation

Where development is permitted in the open countryside for new holiday accommodation, it is essential that such uses are genuine and will be operated and maintained as tourist facilities in the future. To achieve this aim, occupancy conditions shall be placed on future planning permissions requiring that:

- The accommodation is occupied for holiday purposes only and shall be made available for rent or as commercial holiday lets;
- The accommodation shall be for short stay accommodation only (no more than 28 days per single let) and shall not be occupied as a person's sole or main place of residence; and

- The owners / operators shall maintain an up-to-date register of lettings/occupation and shall make this available at all reasonable times to the Local Planning Authority.

6.23. **Policy DM 15 - Environment, Design and Amenity**

Development must protect and enhance the amenity of the wider environment including its heritage and cultural value. Proposals will be assessed against their impact on neighbouring uses and their occupants as well as the amenity of any future occupiers of the proposed development. Proposals will be assessed against a number of factors including:

- Overlooking, overbearing, overshadowing;
- Noise;
- Odour;
- Air quality;
- Light pollution;
- Contamination;
- Water Quality; and
- Visual impact.

The scale, height, massing, materials and layout of a development should respond sensitively and sympathetically to the local setting and pattern of adjacent streets including spaces between buildings through high quality design and use of materials.

Development that has a significant adverse impact on the amenity of others or which is of a poor design will be refused.

Development proposals should demonstrate that safe access can be provided and adequate parking facilities are available.

7. Assessment of Planning Policy

Tourism

- 7.1. All the signs suggest that tourism is increasing year on year, reflecting greater affluence, more leisure time and increased mobility. Even during the downturn, UK tourism continued to grow, helped by events of global interest; like the London Olympics, the Queen's Diamond Jubilee, and the royal birth.
- 7.2. In 2014 overseas visitor numbers reached 34.8 million an all-time high, and they spent over £21 billion when they were in the UK. The increase in visitors is due to a variety of factors including: reduction in air-fares and cheaper package holidays; an ageing population, a rapidly evolving global economy, launch of Visit England's Countryside is Great Campaign, and the establishment of a Tourism Council. Currently Britain is ranked 8th in the world for visitor numbers and visitor spend.
- 7.3. As well as overseas visitors increasing demand in the tourism sector, the UK are growing increasingly fond of so-called staycations, with travellers becoming more willing to take a short trip instead of venturing abroad. Cultural familiarity, geographical distance and ease of access makes the UK an attractive destination for people looking for a

spontaneous weekend trip. The weather has also encouraged the public to invest in UK holidays, with last year being the warmest year in the UK since records began in 1910. Higher temperatures were recorded in every month throughout the year, with the exception of August.

- 7.4. A better global economy is also assisting with the rise of tourism. The UK economy is looking positive, with interest rates remaining low at 0.5%, unemployment continuing to fall, and wage growth outpacing inflation at the fastest rate in almost five years. This along with lower petrol costs and supermarket price wars means that there is more money for consumers to spend on tourism.
- 7.5. The rise in tourism is also believed by many to continue. Visit Britain, a national tourism agency funded by the Department for Culture, Media and Sport predicts that the tourism sector will grow at an annual rate of 3.8% through to 2025 - significantly faster than the overall UK economy (with a predicted annual rate of 3% per annum) and much faster than sectors such as manufacturing, construction and retail. They also predict that Britain will have a tourism industry worth over £257 billion by 2025 - just under 10% of UK GDP and supporting almost 3.8 million jobs, which is around 11% of the total UK number.
- 7.6. The tourism sector clearly provides significant advantages to the economy; and the importance to promote tourism in the countryside, in order to establish a strong rural economy, is clearly established at the national level within the National Planning Policy Framework (NPPF). The NPPF sets out that, amongst other things, Planning Policies should support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors and which respect the character of the countryside. The NPPF further advises that this should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.
- 7.7. The importance to promote tourism is also set at the local level, within the Council's Core Strategy. This document sets out the vision for the future development of the District and contains Strategic Policy. Policy CS10 (The Economy) illustrates the positive approach the Council has towards tourist development, stating that "the Council will promote opportunities to improve and enhance the visitor economy by supporting tourism opportunities throughout the borough."
- 7.8. Pentney Lakes Leisure Park plays an important part in attracting visitors to the district due to the diverse water-based activities provided, including skiing, windsurfing, sailing and fishing. Pentney Lakes also attracts visitors from overseas especially when the Regional and National Water Skiing competitions takes place, and is the only site in Norfolk and Suffolk with the required facilities to hold such events. The sub-regional importance of Pentney Lakes is highlighted in 'The Water Recreation Strategy: Zone 1 The Great Ouse (1995)', which is attached in **Appendix 6**. This Strategy highlights deficiencies in water recreation and makes recommendations. The Strategy concentrates on sport and active recreational activities and recommends that the Pentney Lakes site has potential to be developed further as a watersports centre of sub-regional importance.
- 7.9. Pentney Lakes has however lost a significant amount of custom over the years as evidenced in the supporting letter from the British Water Skiing Federation (**Appendix 7**). This is mainly due to there being no affordable accommodation for people to stay, and the majority of other holiday lodges approved in the outline application never being

developed. Due to the reduced amount of visitors and members the existing bar facility, which was once opened every day in 2010, is now only open a few days of the week.

- 7.10. This application which seeks permission for 31 holiday lodges would help support the leisure business at Pentney Lakes, as highlighted in the business plan submitted with this application. The proposal would also generate significant additional visitor spend in the surrounding areas that would help support local shops and services, thus sustaining jobs. By allowing the proposed holiday lodges to be developed, including ten lodges which would provide low cost holiday accommodation, it will increase the amount of visitors and members to the Site. With the increase in custom, Luxurious Leisure Ltd is also proposing to convert the existing office accommodation to a reception and restaurant in order to meet day to day needs of visitors. The proposed restaurant will provide up to 25 covers, but will also offer takeaway hot/cold food and drink. The increase in overnight accommodation will also enable the existing bar facility to be opened on a more regular basis.
- 7.11. In order to ensure that the 31 proposed lodges will remain as holiday accommodation to support the business plan at Pentney Lakes, condition(s) can be attached to the decision notice, if minded to approve permission, to ensure it is operated and maintained as such.
- 7.12. As some of the owners of the 21 plots (approved in the outline application) would like to use the lodges as private holiday accommodation for themselves, family and friends and/or for holiday lettings, conditions similar to those plots that were approved full planning permission could be used. These include the following:

“The proposed lodges shall be used for holiday accommodation and at no time shall be the sole or main residence of any of the occupants.”

“Any individual must not occupy the log cabin hereby approved for more than single stay of 28 consecutive days. Notwithstanding the length of stay, the same individual must then not return within 7 days of leaving the log cabin.”

Suitability of Location

- 7.13. The Site is located approximately 1 mile to the west of Pentney, 9 miles to the southeast of Kings Lynn, 11 miles to the northwest of Swaffham, and 13 miles to the northeast of Downham Market. Pentney Village is served by three daily shuttle bus services during the week.
- 7.14. The closest train station to the Site is King’s Lynn and Watlington Station. King’s Lynn Station is located approximately 9 miles to the northwest of the Site. Watlington Station is also located some 9 miles to the southwest.
- 7.15. Nearby services and facilities to the Site include a pub, The Carpenters Arms, located approximately 4km from the Site; and Energise Fitness and Spa located in the village of Pentney which has a fully equipped gymnasium, heated indoor pool and luxury spa.
- 7.16. The Site itself also provides plenty of opportunities for recreational use without visitors having to leave the site such as sailing, fishing, and skiing on the lakes. There are also a network of pathways around the Site that provide suitable recreational uses such as walking and cycling. In close proximity to the Site is The Nar Valley Way that provides a

34 mile long walk for visitors, which runs from the port of King's Lynn to the Museum of Rural life at Gressenhall. Hacking and trekking through the local woods and surrounding areas of Pentney Lakes is another activity visitors can do with Lakeside Stables being situated nearby.

- 7.17. Despite Pentney Lakes providing plenty of outdoor recreational facilities without visitors having to leave the Site, and the principle of having lodges on this Site being accepted in the approved outline planning application; applications for the remaining plots (where permission has expired) have since been refused permission. The main reason for refusal is on the basis of the Site being unsustainable due to the clubhouse which would have provided additional on-site facilities never being built.
- 7.18. A number of appeals have also been made for the individual plots based on the issue of sustainability. The most recent appeal (Appeal Ref: APP/V2635/A/10/2134388) relates to Plot 56 Pentney Lakes which was dismissed by the Planning Inspectorate in November 2010 and allowed by a subsequent appeal (Appeal Ref: APP/V2635/A/13/2200623) in January 2014. In the first appeal, which was dismissed, the following was taken into account:
- The replacement clubhouse has not been built. The clubhouse was permitted at the same time as the 63 log cabins, but there was in the outline permission no phasing provision in the construction of the cabins dependent on the commissioning of the new clubhouse. In the Inspectors judgement the Council was entitled to take into account the fact that the new clubhouse had not been built as a material consideration when determining the more recent applications for planning permission for individual log cabin plots, particularly after the ability to construct the clubhouse after the 2005 outline permission ceased to exist.
 - The Inspector noted that although the site itself would allow visitors to stay at Pentney Lakes for a reasonably long period whilst enjoying the recreational facilities it offers, he considered that the day-to-day service needs such as the purchase of food are unlikely to be met adequately by the site's present facilities. The proposed log cabin has kitchen facilities which suggest a good capacity for self-catering. The Inspector judged that a replacement clubhouse could have increased the range and quality of on-site provision to be made by including bar and restaurant facilities and the sale of grocery items. The Inspector although noting that the existing clubhouse provides some services in terms of a bar and cafeteria provision, observed on the site visit that the provision was not operating and that the offer is limited.
 - The Inspector concluded that the proposed log cabin would cause no material harm to the visual character of its surrounding and dismissed the proposal on the grounds that the cumulative impact of the proposed development would exacerbate the unsustainable nature of development on the site.
- 7.19. In the second appeal, which was allowed, the following was noted by the Planning Inspector:
- Since the last appeal there have been two main changes to the appeal site. The first is that the Government's National Planning Policy Framework has been published and the Council's Local Development Framework Core Strategy adopted. A further change noted by the Inspector since the previous appeal is that the Council issued a Certificate of Lawful Development on 18 December 2012 for the

use of the site for the permanent siting of a caravan for holiday accommodation. The site was occupied by a static caravan and it was established that the caravan had been sited on the land used continuously for a period in excess of ten years. The Inspector concluded that this was a material consideration.

- The Inspector noted that there is no dispute that Pentney Lakes cannot be considered a sustainable location either in terms of public transport provision or on-site facilities to meet day to day needs of visitors. However, he acknowledged that the Guide recognises that there are some occasions where development for tourists is sought at locations where it is difficult to meet the objectives of access by sustainable modes of transport, the location being determined by functional needs. The Inspector believed that Pentney Lakes is just such a location. The primary need, of those seeking countryside and water based activities and interests, is for water in the countryside. The Framework refers to support for tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres. Notwithstanding the lack of associated facilities, the Inspector considered that the presence of the lake defined the location as appropriate to meet the above mentioned primary needs.

- 7.20. Although the second appeal, which granted planning permission, does show the Inspectors view that the site is in an unsustainable location, he concludes that it is an appropriate site for holiday lodges given the context of the Good Practice Guide: Planning for Tourism (adopted July 2006), which states at Paragraph 5.4 the following:

“There will be some occasions where development for tourism is sought at a location where it will be difficult to meet the objective of access by sustainable modes of transport. The choice of location may have been determined by a functional need, such as a visitor centre. Developers and planners may find that in such cases there will be limited opportunities to make the development accessible by sustainable modes of transport or to reduce the number or proportion of visits made by car.”

- 7.21. In addition the National Planning Policy Framework (NPPF), which is also a material consideration in the determination of applications, was adopted since the first appeal was dismissed. The NPPF states the following at Paragraph 34:

“Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However, this needs to take account of policies set out elsewhere in this Framework, particularly in rural areas.”

- 7.22. The policy for rural areas under the NPPF is mainly defined under Section 3 (Supporting a Prosperous Rural Economy). It seeks to *“support sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings; support sustainable rural tourism and leisure developments that benefit business in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.”*

- 7.23. Despite the change in circumstances in the latter appeal, a more recent planning application for Plot 60 Pentney Lakes (Ref: 14/01010/F) was refused permission for a

single storey holiday lodge on the basis of the lodge being in an unsustainable location. In the committee report the following was commented:

“There can be no dispute that Pentney Lakes lies within an isolated and unsustainable location in relation to existing settlements and there are very limited on-site facilities that would normally be associated with a holiday or leisure site. Furthermore there has been no significant change in circumstances on site to overcome the issues regarding sustainability and lack of facilities to support day-to-day living needs which were raised by previous appeal Inspectors.....”

“The applicant considers that the most recent appeal decision relating to Plot 56 Pentney Lakes (application ref: 13/00281/F) fundamentally alters the situation because it allowed for a new two-storey log cabin to be built and the decision refers to the presence of the lakes defining the location as appropriate to meet a primary need for those seeking water based activities and interests in the countryside....However, paragraph 7 which the applicant quotes needs to be read in conjunction with the rest of the appeal decision and in particular paragraph 6 and 8....A key material consideration in the Inspectors decision was the existence of a Lawful Development Certificate for the permanent siting of a caravan for holiday accommodation and the fact that the four-bedroom log cabin would replace an existing three-bedroom caravan and would not create an additional unit or use.”

- 7.24. To overcome the issue raised with sustainability, Luxurious Leisure Ltd is proposing in this application to increase the range of services provided at Pentney Lakes by changing the existing office building, located near the Site entrance, to a reception and restaurant. The 25-cover restaurant will provide takeaway hot/cold food and drinks for those visiting and staying at Pentney Lakes. The restaurant is proposed to be open throughout the week from 8am-11pm.
- 7.25. Furthermore, by increasing the amount of holiday lodges at the Site, which will allow more visitors to stay for longer periods of time, it will enable the existing bar facility to be opened on a more regular basis. The bar which was once opened every day in 2010 is now only open a few days of the week due to the reduced amount of custom. By allowing the proposed holiday lodges it will provide more custom that will enable Luxurious Leisure Ltd to open the bar throughout the week. It should be noted that the bar has already been approved permission to be open 7 days a week in Ref: 2/96/0831/F.
- 7.26. The proposal is therefore considered to accord with policies relating to sustainability in the National Planning Policy Framework; Policy CS01 (Spatial Strategy), CS06 (Development in Rural Areas), and CS10 (The Economy Tourism) of the Core Strategy; and emerging Policy DM1 (Presumption in favour of Sustainable Development) in the Site Allocations and Development Management Pre-Submission Document.

Access and Highway Implications

- 7.27. The Site for twenty-one of the proposed lodges have already been approved in principle in the outline planning application which was deemed by the Highway Authority to be acceptable at that time. Although permission has now lapsed, in a recent planning

application for a holiday lodge at Plot 60 Pentney Lakes (Ref: 14/01010/F) the Highway Authority made the following comments:

“On the assumption that this plot was one of the original allocated and therefore overall there would be no increase in traffic movements resulting from the site, then I would have no objection to the principle of development. However should the application be for a new site then I would request the opportunity to provide additional comments.”

- 7.28. The additional 10 affordable holiday lodges located along the southern boundary of the Site will be situated on land where an application was put in for 30 touring caravans (Ref: 08/02384/CU) and a subsequent application for 20 touring caravans (Ref: 10/00988/CU). Although both applications were refused on sustainability issues and the impact it would have on the surrounding area, it is noted that no objection was raised by the Highway Authority at that time.
- 7.29. In the application for the 30 touring caravans the Highway Authority raised no objection provided that the access is restricted via the main site entrance onto Common Lane only and is for holiday use. In this application access to the proposed lodges shall still utilise the existing access point off Common Lane and the existing gravel road that leads to all of the plots. The lodges proposed will also be for holiday accommodation only and, as mentioned earlier in this report planning condition(s) can be attached to the decision notice to ensure it is operated and maintained as such.
- 7.30. No objection from the Highway Authority was also raised by the latter application for 20 touring caravans but there was a concern raised with the three areas of widened carriageway which show signs of not being long enough to accommodate long vehicles or vehicles with trailers. Consequently overrunning of the verge was noted to have taken place at these positions which was considered by the Highway Authority to hinder breaking, safe pass and spread mud out onto the road to the detriment of highway safety. This proposal will however overcome the concern raised as it will be for permanent holiday accommodation. Once the holiday lodges are transported on vehicles to the Site, they will remain there for visitors to use; there will therefore be no caravans towed by those who wish to stay at Pentney Lakes.
- 7.31. The 31 lodges proposed will also assist in reducing the amount of traffic along the nearby roads by allowing users of the watersport based activities somewhere to stay during their visit, rather than having to go back and forth from the Site, especially when the Regional and National Water Skiing Competitions take place. Furthermore by allowing more accommodation for visitors to stay this will enable the existing bar to be opened on a more regular basis due to the increased amount of custom being provided. The proposed conversion of the existing office accommodation to a restaurant will also allow visitors to purchase food without having to use the private car to travel to nearby shops.

Design and Impact on Surrounding Areas

- 7.32. The 10 lodges proposed along the southern boundary are to be single storey OMAR lodges measuring 12m x 4.5m. These lodges are mobile structures built on a twin axle chassis system resting on a base, with the support of steel adjustable axle stands. The chassis

system will not be seen as timber skirting boards are proposed to be attached to the bases on all of the proposed lodges. The lodges will have a wooden exterior effect (CanExel, a sliding Hawthorn timber) to create an attractive development within the rural environment.

- 7.33. The other twenty-one lodges, which were subject of the outline application, will also be single storey in height measuring no more than 20m x 6.08m. The lodges proposed will be OMAR Lodges or similar in style.
- 7.34. Although the OMAR lodges, as they are mobile, can be classed as a caravan, it has already been established that the OMAR holiday lodges are appropriate in terms of scale and design at Pentney Lakes in a recent application (Ref: 14/01010/F) for a single storey OMAR Home at Plot 60 Pentney Lakes. Although the application was refused based on the site being unsustainable, it was considered that *“the proposed structure, whilst falling within the definition of a caravan, is of an appropriate size and design to provide holiday accommodation on the Site. The style, size and design of existing lodges at Pentney Lakes already vary considerably and it is not considered that the proposal would result in any visual harm to the site or its surroundings.”*
- 7.35. With regard to the impact the proposed lodges will have on the surrounding area it is important to note that the Site is classed as countryside in the Local Plan Proposals Map and is no longer an Area of Important Landscape Quality (AILQ). This designation was lost when the Local Plan was superseded by the Core Strategy of the Local Development Framework (July 2011). Policy 4/6 will therefore not be relevant in the determination of this application.
- 7.36. The impact the proposed lodges will have on the surrounding area is considered to be limited. Although the 10 lodges will be situated on the same land where the application for the relocation and siting of 30 touring caravans (Ref: 08/02384/CU) was refused both at committee and appeal, this proposal will be more in keeping with its surrounding. In the planning appeal for the 30 touring caravans (APP/V2635/a/09/2112269) the Inspector concluded that it would be an *“intrusive clutter of structures that would be incompatible with the prevailing character of the timber buildings which have been erected or are under construction.”* Although the proposed lodges in this application will be larger than touring caravans, there are only 10 proposed on this piece of land which will be single units (12m x 4.5m); it is therefore considered that they will not cause visual clutter. Furthermore, the lodges will also to be more in keeping with the surrounding area by having a wooden exterior effect (CanExel, a siding from Hawthorn timber), whereas the caravans originally proposed was considered by the Inspector to contrast strongly with the rustic and mellower appearance of the existing log cabins.
- 7.37. The proposed 10 rental holiday lodges nevertheless will be well screened by existing vegetation alongside Abbey Road, as shown from the photographs presented in Appendix 2. Although some of the existing lodges can be viewed from Abbey Road, these are two-storey in height, whereas the lodges proposed in this application will be single storey in height (a maximum height of 4 metres). The bund located immediately to the south of the proposed 10 holiday lodges will further limit any views from Abbey Road.
- 7.38. With regard to the visual impact the other twenty-one units will have, which will not exceed 20m x 6.08m in size; it is also considered to be limited. Although it is acknowledged that some of the lodges proposed in the south-western corner of Pentney

Lakes will be seen from the main access off Common Lane, they are considered to be compatible with the existing timber log cabin style buildings, which can also be viewed from this access point. Furthermore, given their colour and size it is considered that they will not form an intrusive feature within the landscape and will blend in well to their rural setting.

- 7.39. The proposed lodges are therefore considered to have limited impact on the surrounding area and will accord with the design policies reflected in Core Strategy Policy CS08 (Sustainable Development) and CS10 (The Economy) which seeks new development to provide high standards of design.

Impact upon Neighbours

- 7.40. The nearest residential properties to the Site are Nos. 1 and 2 Abbey Field Farm which are situated over 200 metres away on the southern side of Abbey Road. Given the height of the proposed lodges (maximum height of 4 metres), the distance between the proposed lodges and these dwellings, and the fact that there is a road and hedging situated in between, it is considered that there will be no demonstrable harm to the residential amenity of these neighbouring residential properties in terms of noise and disturbance.
- 7.41. In relation to the impact the proposed lodges will have on the existing holiday lodges it is also considered to be limited. The proposed lodges will not have an overbearing or dominant impact given that they are only 4 metres in height and the majority of existing lodges on site being two-storey. The lodges will also be inset from all boundaries and can be positioned to ensure there will be no direct overlooking.
- 7.42. With regards to noise and disturbance, this is an established leisure park, and it is considered that the development of 31 lodges, where 21 of the units have already received approval in principle in 2005, will not have an impact. No issue was also raised on the proposed 30 touring caravans (Ref: 08/02384/CU), where 10 of the proposed lodges will be positioned. Environmental Health raised no objection for the 30 touring caravans where it was concluded that whilst the addition of more holiday accommodation could, by virtue of the fact that there are more people and vehicles, provide more disturbances; it was not considered a material consideration of sufficient weight to warrant a refusal, given the nature and use of the site as a holiday park.
- 7.43. In relation to converting the office accommodation to a restaurant, this is considered to have limited impact on the existing holiday lodges at Pentney Lakes due to the existing nature and use of the Site, and there being considerable distance from the existing building to the nearest holiday lodge. There will also be no external changes made to the building.
- 7.44. The proposal is therefore considered to accord with the amenity policies in Core Strategy CS10 (The Economy Tourism) and emerging Policy DM15 (Environment, Design and Amenity) of the Site Allocations and Development Management Policies Pre-Submission Document.

Wildlife

- 7.45. Pentney Lakes is a County Wildlife Site and has been since 1984. The site is of interest for its vegetation communities, having eight species that are scarce in Norfolk and three nationally scarce. A Section 106 agreement to protect birds and bird habitat by limiting water based activity (sailing, jet-ski, angling) was agreed in October 1996. The Section 106 Agreement relates to the following applications:
- 2/95/0910/CU - Use of lake for jet-ski purposes (2.03ha) - Approved 09/10/96
 - 2/95/0936/CU - Use of land as storage for club members caravans and boats and on-site plant and machinery - Approved 09/10/96
 - 2/95/1134/CU - Use of 2 areas for storage of 75 touring caravans (on 1.315ha) - Approved 10/10/96
 - 2/96/0339F - Works to facilitate wildlife management plan including extension to water ski lake and island, replacement of sluice gate and creation of islands in the sailing lake - Approved 09/10/96
- 7.46. The essence of the s106 agreement was to provide safeguards for protection of wildlife on the site, particularly with the more sensitive areas (defined as Zone A, B and C). Within the Section 106 Zone A, which is predominantly to the east of the Leisure Park around Bird Lake, access and development of this area is restricted other than for water based activities permitted by planning permission 2/94/0013/F and for emergency vehicle access. Zone B is a buffer to Zone A and lies to the Western part of Bird Lake. Zone C to the Northern section of the Leisure Park adjacent to Zone B has a limit to parking areas other than those already laid out and identified on the plan within the Section 106 Agreement.
- 7.47. The site for the proposed lodges is situated within Zone O of the Section 106 Agreement. Zone O is not included in the management plan, as this is a developed zone and not managed primarily for wildlife.
- 7.48. In June 2013 an application (Ref: 13/00259/MD) was submitted to discharge the Section 106 Agreement. This was refused by the Council in July 2013 for the following reasons:
- “The requirements of the legal agreement are to protect both bird species and habitat at Pentney Lakes (a County Wildlife Site). The agreement remains necessary, directly relates to existing development/uses and reasonable in protecting wildlife in accordance with the NPPF and Policy CS12 of the Core Strategy 2011. The proposal to discharge the legal agreement would result in conditions detriment to wildlife and would thus be contrary to the NPPF and Policy CS12 of the Core Strategy 2011.”*
- 7.49. Of particular relevance to this application is the appeal made against the decision of Kings Lynn and West Norfolk Borough Council to discharge the Section 106 agreement. In the Appeal Decision Notice (Ref: App/V2635/Q/13/2204016) the Inspector stated under Paragraph 5 the following:
- “With regard to the outline planning permission Ref 04/01739/O that was granted in March 2005, which permits a replacement clubhouse and 63 log cabins to be sited at Pentney Lakes, I understand that this relates to Zone ‘O’ on the plan attached to the Agreement. I have not been given any evidence to show that the*

implementation of the Planning Obligation would prevent any of these log cabins from being erected in accordance with that planning permission.....”

“I acknowledge the concerns expressed at the hearing regarding the problems with completing the remaining 23 log cabins that were permitted under planning permission Ref 04/01739/O and the associated maintenance of the vacant plots. However, based on the information given, I am satisfied that the Planning Obligation does not significantly affect this matter. Therefore, I find that the discharge of the Planning Obligation would not have any material effect on the siting of the log cabins within Zone ‘O’ or the maintenance of the vacant sites of these log cabins.”

- 7.50. Based upon the Inspectors comments above the implementation of the Planning Obligation should have no bearing on this application for the siting of 31 holiday lodges.

Flooding/Drainage

- 7.51. The Site has been identified on the Environment Agency Flood Maps as being within Flood Zone 1, 2 and 3. The National Planning Policy Framework (NPPF) adopted in March 2012 states that *“a site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1; all proposals for new development (including minor development and change of use) in Flood Zone 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems; and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding.”*
- 7.52. Geoff Beel Consultancy has been appointed by Luxurious Leisure Ltd to produce a Flood Risk Assessment. The Flood Risk Assessment has been submitted with this planning application which concludes that the risk of the Site from flooding is low.
- 7.53. There are no public foul sewers in this location which means that lodges at Pentney Lakes have to provide for their own means of foul water treatment. Luxurious Leisure Ltd is proposing foul drainage for individual plots to be watertight cesspools.

8. Summary

- 8.1. This application is for the change in use of land to accommodate 31 high quality holiday lodges; and the change in use of the existing office accommodation to a restaurant and reception.
- 8.2. Pentney Lakes has a long complex planning history. However, the main application to which this proposal relates is that which granted outline permission on 8th March 2005 for the construction of a replacement clubhouse and leisure facilities, and the siting of 63 log cabins to replace the 75 touring van pitches and 20 tent pitches- this application established that the principle of development was acceptable for holiday lodges. However, since the expiry of the outline permission a number of full and outline applications for the individual plots that were never developed have been submitted, and a number of appeals have also been made. The main issue identified with the applications that have since been refused permission is that of sustainability due to the clubhouse approved in the outline application never being built.
- 8.3. This Planning Statement shows how the proposals will make the site more sustainable by changing the use of the existing office accommodation into a 25-cover restaurant which will meet the day-to-day needs of visitors. However, as identified in the business plan, in order to make the site sustainable the development of the lodges approved in the outline application, for which permission has now lapsed, would have to be developed in order to enable enough custom to the restaurant and the existing bar. More importantly, the proposed holiday lodges will assist with the business of Pentney Water Sports Club which is an integral part to Pentney Lakes but has experienced a decline in members over the years.
- 8.4. The Site is considered to be well-screened and the holiday lodges proposed will be in keeping with their surrounding area. The OMAR holiday lodges have already be identified as being appropriate in a recent application at Plot 60 Pentney Lakes, which was for a single storey OMAR holiday lodge.
- 8.5. The vehicular access to the Site will remain unchanged, being from Common Road. There are also links from the site to long distant footpaths for recreational purposes.
- 8.6. In relation to the s106 agreement to provide safeguards for protection of wildlife on the site, it is outlined in this Planning Statement that the proposal will have no bearing. The site is within Zone O which is identified as not being included in the management plan, as it is a developed zone.
- 8.7. In conclusion it is considered that the proposed development should be supported in line with National Planning Policy Framework, Good Practice Guidance, Local Plan Policies, and the Water Recreation Strategy for the Eastern Region. The National Planning Policy Framework strongly supports sustainable tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. As there is no significant or demonstrable harm arising from the proposed development that outweighs the significant benefits of the scheme, which will support the existing leisure businesses at Pentney Lakes, it is respectfully requested that

this application should be approved in accordance with the favour in presumption of sustainable economic development.

Appendices

Appendix 1 - Location Plan

Please see Separate Document

Appendix 2 - Photographs

Please see separate document

Appendix 3 – Elevations and Layout Plan of Restaurant

Please see separate document

Appendix 4 – Illustrative Layout Plan of Lodges

Please see Separate Layout Plan

Appendix 5 – Illustrative Floorplans of Lodges

Please see Separate Document

Appendix 6 – Extract from Water Recreation Strategy for the Eastern Region

Please see Separate Document

Appendix 7 – Letter of Support

Please see Separate Document