



this proposal on statutory nature conservation sites or protected landscapes or, provide detailed advice on the application. If you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require advice.

The lack of detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the local authority to determine whether or not the proposal is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the environmental value of this site and the impacts of the proposal on the natural environment to assist the decision making process.

Generic advice is provided in Annex A attached.

Suffolk Coast and Heaths  
Area of Outstanding  
Natural Beauty  
31.03.2022

Thank you for consulting the AONB team on the proposed Variation to Condition 5 of 20/01556/FUL.

The AONB team does not wish to object in principle to extending opening times of the campsite between 1 March and 2nd January annually.

If the application is approved the site will be open over part of the winter months which can be particularly sensitive for certain wildlife groups. As part of the licencing process for events being proposed during the winter months, impacts on the natural beauty and special qualities of the neighbouring Suffolk Coast & Heaths AONB will need to be factored into decision making to comply with Section 85 obligations of the Countryside and Rights of Way Act 2000.

### **3. Planning History**

01/01428/FUL	Change of use from overgrown waste ground to caravan storage area	Withdrawn	16.11.2001
03/00823/FUL	Limited storage of touring caravans during winter months	Approved	28.07.2003
76/00922/FUL	Campsite for touring caravans and tents	Approved	16.11.1977
79/01418/FUL	New entrance lobby and provision of internal toilets also sectional case store	Approved	30.10.1979
10/01242/TCA	1 No Ash - remove dead wood and reduce tree	Approved	22.11.2010
10/01319/FUL	Erection of an extension.	Approved	18.01.2011
11/01015/FUL	Use of the land to the rear of Strangers Home Public House Bradfield as a camping site for 70 touring pitches, for either caravans or tents, between the 1st March and 15th January of the following year, together with retention of the	Withdrawn	04.11.2011

	modified site access and use of part of the site for caravan storage between the 15th January and the 1st March (replacement of existing planning consent TEN/922/76).		
11/01213/FUL	Erection of single storey rear extension.	Approved	05.12.2011
12/00321/FUL	Continued use of the land to the rear of Strangers Home for the existing 67 touring pitches (caravans or tents) between 1st March and 15th January of the following year. Limit of 50 caravans at any one time (increased from 25) together with the retention of the modified site access and use of part of the land for caravan storage between 15th January and 1st March (Replacement of existing consent TEN/922/76).	Refused	21.06.2012
13/00168/FUL	Construction of new access road to existing camp site.	Withdrawn	11.07.2013
14/00552/TCA	Common Ash (Fraxinus Excelsior) - fell leaving approximately 3ft standing stump.	Approved	29.05.2014
14/00657/DISCON	Discharge of condition 2 (hard and soft landscaping) & 14 (waste and recycling storage and disposal) of 12/00321/FUL (allowed under appeal reference APP/P1560/A/12/2189605/NWF).	Approved	15.10.2014
14/01838/FUL	Use of land for stationing of managers accommodation (twin mobile home) and shower block.	Refused	03.02.2015
16/01077/FUL	Use of land for stationing of twin unit mobile home for use as managers dwelling and site office.	Refused	14.03.2017
16/01084/FUL	Erection of shower block.	Refused	21.06.2017
20/01556/FUL	Proposed change of use of land to a mixed use of touring caravans/tents and permanent static caravans (28 static caravan pitches and 21 touring caravan/tent pitches)	Approved	11.10.2021

#### **4. Relevant Policies / Government Guidance**

##### **National:**

National Planning Policy Framework 2021

National Planning Practice Guidance

## **Local:**

### Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 Plan (adopted January 2021)

- SP1 Presumption in Favour of Sustainable Development
- SP3 Spatial Strategy for North Essex
- SP4 Meeting Housing Needs
- SP7 Place Shaping Principles

### Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)

- SPL1 Managing Growth
- SPL3 Sustainable Design
- PPL1 Development and Flood Risk
- PPL3 The Rural Landscape
- PPL4 Biodiversity and Geodiversity
- PPL5 Water Conservation, Drainage and Sewerage
- PPL8 Conservation Areas
- PPL9 Listed Buildings
- PP10 Camping and Touring Caravan Sites
- PP11 Holiday Parks
- PPL10 Renewable Energy Generation and Energy Efficiency Measures
- CP1 Sustainable Transport and Accessibility

### Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

### **Status of the Local Plan**

Planning law requires that decisions on applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 2 of the National Planning Policy Framework (the Framework). The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Council 2013-33 and Beyond Local Plan (adopted January 2021 and January 2022, respectively), together with any neighbourhood plans that have been brought into force.

## **5. Officer Appraisal (including Site Description and Proposal)**

### Site Description

The application site is located on the western side of Station Road to the northern end of the settlement of Bradfield. It comprises a rectangular parcel of land to the rear (west) of the Strangers Home public house, and measures approximately 1.43ha. The site lies outside but directly adjacent to the Bradfield Settlement Development Boundary as defined within the adopted Tendring District Local Plan 2013-2033 and Beyond. This site is also a safeguarded holiday park. The eastern boundary of the site abuts the Bradfield Conservation Area, with Strangers Home located within the conservation area. Furthermore, the site lies within the setting of a group of Grade II listed structures at Station Road including Squares Cottage, Milestone Cottage, St Lawrence's Church, a telephone kiosk and Acacia House. Strangers Home public house itself, a late Victorian building with a half-timbered facade, has sufficient historic and architectural interest to be considered as a non-designated heritage asset. There are a host of residential dwellings boarding to the southern and the western boundaries of the site. The site is well screened by established hedges and trees along the western and northern boundaries with the Suffolk Coast and Heaths AONB beyond.

### Description of Proposal

This application follows application reference 20/01556/FUL approved on 11th October 2021 for the change of use of land to a mixed use of touring caravans/tents and permanent static caravans.

The site previously had capacity for 35 touring caravans/tents and 19 permanent caravans achieved via application reference 19/00646/FUL. Application 20/01556/FUL reduced the touring caravan/tent pitched and increased the static caravan pitches.

Drawing number 25-2018-11PD approved under 20/01556/FUL permits 28 permanent static caravans and 21 touring / tent pitches subject to a number of conditions including Condition 5:

*No caravan shall be occupied between 1st November and 12th March inclusive in any year.*

*Reason - To ensure that the accommodation remains in holiday use in support of planning policies aiming to encourage tourism and does not become a permanent residential use.*

This application seeks to vary Condition 5 to allow for extended occupation between 1st March - 2nd January every year (3<sup>rd</sup> January to the end of February closure).

### Assessment

The main considerations are:

1. Principle of Development;
2. Impact of Extended Occupation;
3. 20/01556/FUL Conditions;
4. Representations; and,
5. Conclusion.

#### 1. Principle of Development

Chapter 6 of the National Planning Policy Framework 2021 (NPPF) encourages building a strong competitive economy. Paragraph 81 encourages businesses to expand and adapt, while Paragraph 84 specifically considers the rural economy.

Policies PP10 Camping and Touring Caravan Sites and PP11 Holiday Parks are of primary relevance in this instance. Holiday Parks play a very important role in the District's tourism economy but in promoting a diverse range of visitor accommodation, the Council recognises that trends are changing along with the aspirations and demands of caravan and chalet owners. The Council has reviewed the District's stock of holiday parks and has identified a number of 'safeguarded sites' on the Policies Maps that play a significant role in supporting the local tourism economy and that will therefore be protected from redevelopment for alternative uses. Additionally, because holiday accommodation is often unsuitable for permanent occupation and located in areas that often lack the necessary and appropriate infrastructure and services for longer occupation, sites will be subject to holiday occupancy conditions and their use limited to certain periods of the year.

The existing holiday park use is well established, as demonstrated by the planning history and designation as a safeguarded holiday park within the adopted Tendring District Local Plan 2013-2033 and Beyond. The extended occupation period would help strengthen and diversify the District's tourist economy in accordance with Policy PP11 Holiday Parks whilst maintaining the holiday use (safeguarded by the local plan allocation and Condition 6 of 20/01556/FUL restricting occupation to holiday use only).

The proposal is therefore considered acceptable in principle.

#### 2. Impact of Extended Occupation

Under application 20/01556/FUL, the planning considerations relevant to the development, together with the site characteristics and constraints were addressed in full. These included landscape visual impact, impact on ecology, impact on trees and heritage assets.

The proposal does not increase the number of pitches on site and will not materially alter the visual impact or other previously addressed considerations.

There is good separation between each caravan / pitch to maintain adequate levels of amenity for users within the site and a good separation distance to neighbouring dwellings to the east and south. Officers consider that the extended occupancy will have a negligible impact on residential amenities.

### 3. 20/01556/FUL Conditions

According to planning records, no discharge of condition applications have been submitted subsequent to the approval of application 20/01556/FUL. Therefore, all conditions will be re-imposed taking into account the revised time limit for commencement (from 11th October 2021 being the date of the previous approval) and the revision to Condition 5 to allow for the extended occupancy period sought.

### 4. Representations

Bradfield Parish Council support the application on the basis that:

- The applicant has improved the establishment beyond recognition and it is now a real asset to the village.
- Allowing the campsite to open until the 2nd January would enable the applicant to benefit from the Christmas and New Year trade which they have previously missed out on.

Subject to (officer response in italics):

- Information provided to guests about safely visiting the nearby Ramsar SPA estuary, particularly in the winter months when the migrant bird population is in residence and must not be disturbed.

***The use of the site as a holiday caravan site was approved and established prior to the requirement for recreational disturbance mitigation via RAMS. Although this application seeks to extend occupancy, there will be no material increase in recreational pressure, as the number of pitches is not increasing.***

2 letters of objection have been received raising concerns (officer response in italics):

- Not in line with a holiday occupancy.
- It will become affordable secondary housing.

***As set out in the main report above, the proposal is considered to meet national and local plan policies, which encourage rural business adaption and growth. Conditions on the permission ensure the use remains as holiday accommodation only.***

1 representation of support has been received, summarised as follows:

- Very professionally run business enjoyed by our wider community, great pub and lunches.
- Like all businesses, in order to thrive/ survive, they need to adapt.
- Let's come together as a community and do all we can to support them.

### 5. Conclusion

This application seeks a modest extension to the occupancy period for a well-established and safeguarded holiday park. The proposal would accord with the aims of national and local plan policies by strengthening the tourism offer in this part of the District.

Subject to planning conditions, there would negligible impact on the wider landscape, local heritage assets or residential amenity.

### 6. Recommendation

## 7. Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from 11 October 2021 (date on which 20/01556/FUL was approved).

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and reports:

25-2018-11PD                      Proposed Block Plan  
TPSarb33511204                  Tree Protection Plan and Method Statements Reference No.  
including accompanying Appendices 1 to 6

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the commencement of any above ground works, a scheme of hard and soft landscaping works for the site shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in relation to design, demolition and construction".

Reason - To enhance the visual impact of the proposed works.

- 4 All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - To enhance the visual impact of the proposed works.

- 5 The site / static caravans / touring caravan / tent pitches shall only be occupied between 1<sup>st</sup> March - 2<sup>nd</sup> January annually (ensuring closure from 3<sup>rd</sup> January to the end of February 28<sup>th</sup> / 29<sup>th</sup> each year).

Reason - To ensure that the accommodation remains in holiday use in support of planning policies aiming to encourage tourism and does not become a permanent residential use.

- 6 The caravans shall be occupied for holiday purposes only.

Reason - To ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation.

- 7 The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

Reason - To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation.

- 8 Details of any outdoor lighting and CCTV cameras shall be submitted to and approved in writing by the local planning authority prior to their installation. Development shall be carried out in accordance with the approved details.

Reason - In the interests of preserving neighbouring amenities.

- 9 The winter storage of caravans shall take place solely within the red dashed line on drawing Ref 2537/05 of planning permission 12/00321/FUL between 15 January and 1 March, and shall not take place at any other time or part of the site.

Reason - To ensure the site is not occupied as full time residence.

- 10 No more than 50 caravans shall be stationed on the site at any one time, except in accordance with condition 9 above.

Reason - A more intensive development would give rise to additional matters that would require the consideration of the local planning authority in regard to landscaping, visual harm to the area and highway matters.

- 11 The use hereby permitted shall be solely for holiday accommodation. No person shall occupy the site for more than 28 consecutive days.

Reason - To ensure the site is maintained as a tourist location and not for permanent occupation.

- 12 No caravan shall be permitted to return to the site within less than 14 days of vacating the site.

Reason - To ensure the site is maintained as a tourist location and not for permanent occupation.

- 13 No public address or sound system shall be installed or operated.

Reason - In the interests of visual and neighbouring amenity.

- 14 The vehicular access and visibility splays as shown on drawing number 2357/01 Rev B of decision 12/00321/FUL and approved at appeal shall be maintained in perpetuity.

Reason - In the interest of highway safety.

## **8. Informatives**

### Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

### Highways Informatives

1. There should be no obstruction above ground level in relation to the existing vegetation and camp site sign on the north side of the existing vehicle access and retained free of obstruction above 600mm at all times.

This is to provide adequate inter-visibility between users of the access and the public highway in the interests of highway safety.



2. All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at [development.management@essexhighways.org](mailto:development.management@essexhighways.org) or by post to:

SMO1 - Development Management Team Ardleigh Depot,  
Harwich Road, Ardleigh, Colchester, CO7 7LT

### Anglian Water Informatives

1. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
2. Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
3. Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.
4. The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

<b>Are there any letters to be sent to applicant / agent with the decision? If so please specify:</b>	<b>YES</b>	<b>NO</b>
<b>Are there any third parties to be informed of the decision? If so, please specify:</b>	<b>YES</b>	<b>NO</b>