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Scale - 1:2500
Time of plot: 09:05
Date of plot: 28/02/2018



Rutland County Council
Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2017/0993/FUL		ITEM 1
Proposal:	Change of use of part of an agricultural field to allow a seasonal campsite and associated facilities		
Address:	Land At Cuckoo Farm, Stamford Road, South Luffenham, Rutland		
Applicant:	Mr Roland Taylor, Cuckoo Farm Partners	Parish	South Luffenham & Ketton
Agent:	Mrs Jodie Purvis, Kingsmead Centre Consulting Ltd	Ward	Normanton & Ketton
Reason for presenting to Committee:	Referred by Ward Member (Mr Conde)		
Date of Committee:	13 March 2018		

EXECUTIVE SUMMARY

The proposal for up to 50 tents on a north facing slope, visible from a public highway and in an unsustainable location would be visually intrusive in the landscape and lead to additional car journeys to reach attractions and facilities. The proposals are therefore contrary to the Development Plan.

RECOMMENDATION

REFUSAL, for the following reason:

1. The site is located in a remote location, over 3 kilometres from a Local Service Centre which would lead to additional car journeys to reach services, facilities and local attractions.

The site is located on a prominent slope in a field which is visible from the A121 west of Ketton. The submitted landscaping scheme would not be adequate to screen the siting of tents on this slope and they would thereby be prominent in the landscape to the detriment of visual amenity.

The proposal is thereby contrary to Policy CS4 of the Core Strategy (2011) and policies SP1, SP7, SP15, SP23 and SP24 of the Site Allocations and Policies DPD (2014).

Site & Surroundings

1. The site is located in the open countryside between South Luffenham and Ketton to the east of Luffenham Heath Golf Course. The farm currently raises organic turkeys and sheep. There is a holiday let in part of the outbuildings.
2. The site for the tents is on a north facing sloping field. This is located some 400-480 metres south of the A6121 which runs in a westerly direction out of Ketton towards South Luffenham. The Oakham to Peterborough railway line runs in the valley between the road and the site.

Proposal

3. The proposal is to use 3.2 hectares of a 4.5 hectare field for up to 50 tents and small campervans. Some would have electric hooks ups, to be used between March and September each year.

4. The original submission involved the shared use of the Luffenham Heath Golf Course access road (owned by the applicant), but this involved a highway requirement to widen a verge which is part of the Luffenham Heath SSSI and Natural England objected.
5. A revised access plan has been submitted showing an alternative access onto Barrowden Road, an unmade section of road that has been 'improved' in recent years by spreading road planings. However a recent site inspection showed that it is heavily pot holed and muddy. There is no obvious track from the farm to the lane although there is a metal field gate in the approximate position shown. A 3 metre wide track would be created across the centre of the field for all weather access.
6. The scheme involves the 're-development' of an existing largely timber structure to form an amenities block and shop for site users and 'local residents'. The extent of re-development is not defined. The current building is dilapidated. It has been confirmed that the shop will be in a brick building at 90° to the amenities building.
7. A revised landscaping scheme was submitted on 23 February stating that the planting would help the development blend into the landscape. The scheme comprises shrubs, wildflowers and four species of tree, including Ash, Pedunculate Oak, Silver Birch and Wild Cherry.
8. A traffic management plan has been submitted which explains how visitors will be directed to the revised access, avoiding the golf course access. The foul drainage for the site would be to a new package treatment plant. A site plan is attached as an Appendix.

Relevant Planning History

Application	Description	Decision
95/0781	Conversion of barn to holiday let	Approved March 1996
2017/0706/PAD	Conversion of agricultural building to dwelling (Class Q Prior Notification)	Refused September 2017

Planning Guidance and Policy

National Planning Policy Framework

The NPPF supports sustainable development.

Para 28 – support sustainable rural tourism and leisure that benefits businesses in rural areas, communities and visitors, and which respect the character of the countryside, including supporting the provision of tourist and visitor facilities in appropriate locations.

Rutland Core Strategy (2011)

CS1 – Sustainable Development Principles

New development in Rutland will be expected to:

- a) minimise the impact on climate change and include measures to take account of future changes in the climate; (see Policy CS19 and 20)
- b) maintain and wherever possible enhance the county's environmental, cultural and heritage assets;(see Policies CS21 and 22)

- c) be located where it minimises the need to travel and wherever possible where services and facilities can be accessed safely on foot, by bicycle or public transport; (see Policy CS4 and CS18)
- d) make use of previously developed land or conversion or redevelopment of vacant and under-used land and buildings within settlements before development of new green field land;(see Policy CS4)
- e) respect and wherever possible enhance the character of the towns, villages and landscape; (see Policies CS19, 20, 21, 22)
- f) minimise the use of resources and meet high environmental standards in terms of design and construction with particular regard to energy and water efficiency, use of sustainable materials and minimisation of waste; (see Policies CS19 and 20)
- g) avoid development of land at risk of flooding or where it would exacerbate the risk of flooding elsewhere (see Policy CS19);
- h) contribute towards creating a strong, stable and more diverse economy (see Policies CS13, 14, 15, 16, and 17)
- i) include provision, or contribute towards any services and infrastructure needed to support the development (see Policy CS8)

CS3 – Ketton is a Local Service Centre and the Luffenham's are Smaller Service Centres.

CS4 – Location of Development – Countryside

Development in the countryside will be strictly limited to that which has an essential need to be located in the countryside, to support the rural economy.

CS15 – Tourism

- Allow provision for visitors which is appropriate in use and character to Rutland's countryside.
- Allow new tourism provision in,...the villages where these would benefit local communities and support the rural economy and development of an appropriate scale in the countryside'

Site Allocations and Policies DPD (2014)

SP1 – Presumption in favour of sustainable development in accordance with the NPPF.

SP7 – Non-residential Development in the Countryside

Sustainable development in the countryside will be supported where it is:

- Essential for visitor facilities, provided that:
 - Amount of new build is kept to a minimum, the development would not by itself be detrimental to the character and appearance of the landscape, visual amenity or the character of open land
 - Would be in an accessible location and not generate an unacceptable increase in traffic movements including car travel.

The preamble to SP7 states, in relation outdoor recreation that a critical requirement of this type of development is that it should avoid being visually intrusive to the form and character of the wider landscape setting.

SP15 – Design & Amenity

- c) Amenity – light pollution

SP23 – Landscape Character

Development will only be acceptable where it sensitive to its landscape setting.

SP24 – Caravan and Camping Sites

This is particularly relevant here. It states that schemes such as this are acceptable provided they meet 4 criteria:

Outside of the Rutland Water and Eyebrook Reservoir Areas, caravan and camping sites will only be acceptable where:

- a) provision is made to minimise disruption and prevent pollution;
- b) they are located with convenient access to supporting facilities;
- c) they are not detrimental to environmental, amenity and highway considerations; and
- d) they are not detrimental to visual amenity and the appearance of the landscape;

The preamble to SP24 states:

There continues to be considerable demand for camping and caravanning facilities in Rutland, as evidenced by enquiries to Rutland Tourism, particularly in locations well related to Rutland Water. Whilst such development can provide a welcome form of accommodation for tourists and other visitors to the area, it can have a major impact on the local environment, visual amenity and on levels of car usage in the local area.

The purpose of Policy SP24 is to set out the more detailed planning policy criteria to be applied when considering planning applications for caravan and camping sites elsewhere across Rutland.

The Rutland Landscape Character Assessment (2003) was used as the evidence base for the preparation of the Development Plan. This identifies that the site is in area A(ii),v) Chater Valley sub area of High Rutland.

The recommended Landscape Objectives for High Rutland – Chater Valley are:

To sustain and reinforce the small-scale, enclosed, intimate, rural, quiet, calm, well-wooded and pastoral valley with its semi-natural habitats, notable lack of villages and very few buildings. To protect its historic features and carefully control any road, railway, water services or other infrastructure improvements in the valley, including any further modifications to the river and its riparian features and habitats.

Consultations

9. **RCC Highways**
No objection to revised scheme provided it is operated in accordance with the traffic management plan.
10. **Ketton Parish Council**
No objections to either scheme.
11. **South Luffenham Parish Council**
No objection to camp site but concerned about (original) access point via golf course.
12. **RCC Waste Management** - No objection.

13. **LCC Ecology (on original scheme)**
The ecological survey submitted (Andrew Chick, September 2017) is satisfactory. It identifies that the majority of the site comprises recently sown grassland. The grassland adjacent to the watercourse is more established but was not recorded as being species rich. No objection to the use of this field as a campsite, provided that the buffer along the River Chater is retained. Prefer this to comprise a 10m buffer of semi-natural vegetation, rather than the 6m shown
14. **LCC Archaeology** - No comment.
15. **National Farmers Union** - Supports the application.

Neighbour Representations

16. Luffenham Heath Golf Club objected to the original scheme due to the increase in traffic on its driveway and the impact on the SSSI if roadside verge widening was to take place.
17. The club remains concerned with the revised scheme in terms of its visual impact in the countryside and objects unless all traffic associated with the use, vehicular, cyclists and pedestrians are prevented from using the golf club drive, by signage and a locked gate.
18. There is also concern about the farming/cooking experience to be offered and the extent of use of a farm shop and whether it will operate for the general public out of season.

Planning Assessment

19. The main issues are policy/sustainability, visual impact and highway safety.

Policy/Sustainability

20. This site, including its revised access is 8.5km from Normanton Car Park on the south shore of Rutland Water. This is the nearest point to the reservoir.
21. The distance to the pub on Church Street and the shop on High Street in Ketton are broadly similar using both the revised access and the original via the Golf Course. This is around 2.9km and 3.5km respectively for the revised and 3.1km and 3.4km for the original access. Neither are journeys that are likely to be undertaken on foot. Cycling would be more of a possibility but the 500m section of unmade road from the entrance to the site to the tarmac section of Barrowden Road is rough and not conducive to cycling.
22. Other camp sites (especially 'glamping' in recent times) have been located where they have access to local facilities whether it be a larger village/pub or Rutland Water. The exception was at Lambley Lodge Lane, Belton, the first Glamping site approved. That site was not visible from a public viewpoint. The refusal at Uppingham Road Preston, on sustainability grounds, is awaiting an appeal start date.
23. The policies set out in the development plan are supportive of schemes such as this provided they are close to a village or attraction and that they do not detract from the visual appearance of the landscape.
24. On this occasion the site does not benefit from easy access to a sustainable settlement or a local attraction. The proposal is thereby contrary to policies CS4, SP1, SP7, SP15, SP23 and SP24.

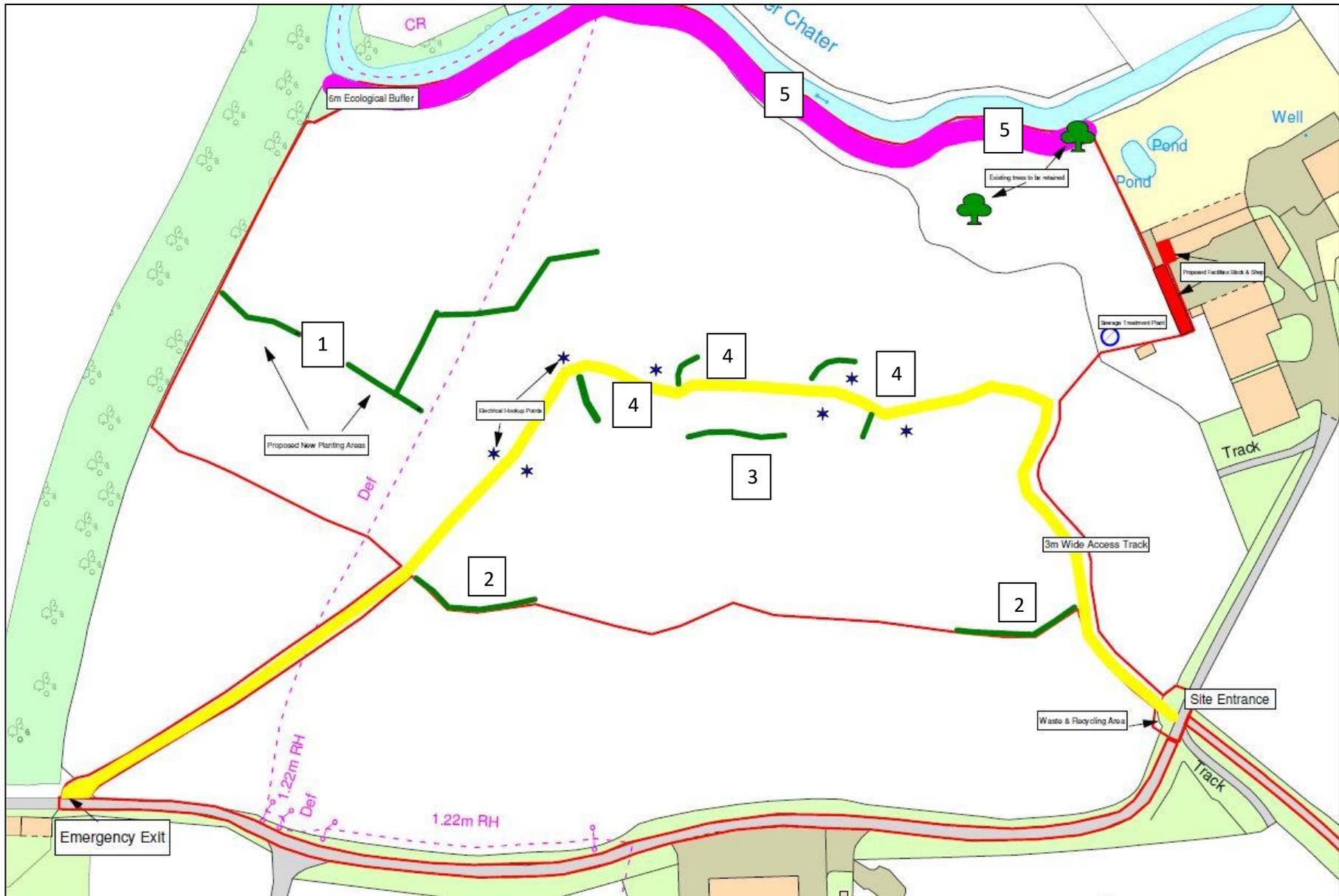
Visual Impact

25. Pre-app advice was given that the proposal was unacceptable due to the impact which it has visually and on sustainability grounds. The site is on a north facing slope which is prominent when driving westwards along Luffenham Road from Ketton towards South Luffenham. The application indicates revised landscape screening but the species and density suggested is unlikely to provide screening that has any meaningful impact in terms of screening the tents from the main road.
26. Other glamping sites that have recently been approved have been hidden from public view and are relatively close to amenities, as set out in the Development Plan, (albeit under SP25 rather than SP24 here).
27. The site slopes south to north and is visible from the Luffenham Road. Even in summer when hedges and trees are in leaf the tents, motorhomes and the permanent track would still be seen prominently sitting on the hillside. The scheme is thereby contrary to policies SP7, SP15, SP23 and SP24.

Highway Safety

28. The revised access is safer than using the road via the golf course. Whilst the surface is not metalled, it is passable by car and visitors will make their choice. The access is acceptable.

Cuckoo Farm Campsite – Planting Plan



Planting Detail

Description and types of species	Suggested native species as supplied by Andrew Chick Ecologist																																																																																				
<p>General Objectives:</p> <ul style="list-style-type: none"> To minimise the visual impact of the proposal, through an appropriate mix of planting to not only screen but also break up the development into smaller areas. To provide ecological connectivity to the adjacent woodland with the introduction of a traditional hedgebank with native tree species To enhance the ecological value of the River Chater through additional planting alongside it. 	<p>1. Native Shrub and Tree Species</p> <table border="1" data-bbox="1288 316 1883 699"> <thead> <tr> <th colspan="2">Shrubs</th> </tr> </thead> <tbody> <tr><td>Blackthorn</td><td><i>Prunus spinosa</i></td></tr> <tr><td>Buckthorn</td><td><i>Rhamnus catharticus</i></td></tr> <tr><td>Crab apple</td><td><i>Malus sylvestris</i></td></tr> <tr><td>Dog rose</td><td><i>Rosa canina</i></td></tr> <tr><td>Dog wood</td><td><i>Cornus sanguinea</i></td></tr> <tr><td>Field maple</td><td><i>Acer campestre</i></td></tr> <tr><td>Hawthorn</td><td><i>Crataegus monogyna</i></td></tr> <tr><td>Hazel</td><td><i>Corylus avellana</i></td></tr> <tr><td>Holly</td><td><i>Ilex aquifolium</i></td></tr> <tr><td>Spindle</td><td><i>Euonymus europaeus</i></td></tr> <tr><td>Wild privet</td><td><i>Ligustrum vulgare</i></td></tr> <tr> <th colspan="2">Trees</th> </tr> <tr><td>Ash</td><td><i>Fraxinus excelsior</i></td></tr> <tr><td>Pedunculate oak</td><td><i>Quercus robur</i></td></tr> <tr><td>Silver birch</td><td><i>Betula pendula</i></td></tr> <tr><td>Wild cherry</td><td><i>Prunus avium</i></td></tr> </tbody> </table> <p>2. Native Wildflower Species</p> <table border="1" data-bbox="1288 767 1883 1332"> <thead> <tr> <th colspan="2">Grasses</th> </tr> </thead> <tbody> <tr><td>Common bent</td><td><i>Agrostis capillaris</i></td></tr> <tr><td>Crested dog's-tail</td><td><i>Cynosurus cristatus</i></td></tr> <tr><td>Meadow fescue</td><td><i>Festuca pratensis</i></td></tr> <tr><td>Red fescue</td><td><i>Festuca rubra</i></td></tr> <tr><td>Rough meadow-grass</td><td><i>Poa trivialis</i></td></tr> <tr><td>Small timothy</td><td><i>Phleum bertolonii</i></td></tr> <tr><td>Smooth meadow-grass</td><td><i>Poa pratensis</i></td></tr> <tr><td>Sweet vernal-grass</td><td><i>Anthoxanthum odoratum</i></td></tr> <tr><td>Yellow oat-grass</td><td><i>Trisetum flavescens</i></td></tr> <tr> <th colspan="2">Herbs</th> </tr> <tr><td>Bird's-foot trefoil</td><td><i>Lotus corniculatus</i></td></tr> <tr><td>Black knapweed</td><td><i>Centaurea nigra</i></td></tr> <tr><td>Common cat's-ear</td><td><i>Hypochoeris radicata</i></td></tr> <tr><td>Common sorrel</td><td><i>Rumex acetosa</i></td></tr> <tr><td>Common vetch</td><td><i>Vicia sativa</i></td></tr> <tr><td>Cowslip</td><td><i>Primula veris</i></td></tr> <tr><td>Field scabious</td><td><i>Knautia arvensis</i></td></tr> <tr><td>Lady's bedstraw</td><td><i>Galium verum</i></td></tr> <tr><td>Meadow buttercup</td><td><i>Ranunculus acris</i></td></tr> <tr><td>Meadow vetchling</td><td><i>Lathyrus pratensis</i></td></tr> <tr><td>Oxeye daisy</td><td><i>Leucanthemum vulgare</i></td></tr> <tr><td>Red clover</td><td><i>Trifolium pratense</i></td></tr> <tr><td>Selfheal</td><td><i>Prunella vulgaris</i></td></tr> <tr><td>Yarrow</td><td><i>Achillea millefolium</i></td></tr> </tbody> </table>	Shrubs		Blackthorn	<i>Prunus spinosa</i>	Buckthorn	<i>Rhamnus catharticus</i>	Crab apple	<i>Malus sylvestris</i>	Dog rose	<i>Rosa canina</i>	Dog wood	<i>Cornus sanguinea</i>	Field maple	<i>Acer campestre</i>	Hawthorn	<i>Crataegus monogyna</i>	Hazel	<i>Corylus avellana</i>	Holly	<i>Ilex aquifolium</i>	Spindle	<i>Euonymus europaeus</i>	Wild privet	<i>Ligustrum vulgare</i>	Trees		Ash	<i>Fraxinus excelsior</i>	Pedunculate oak	<i>Quercus robur</i>	Silver birch	<i>Betula pendula</i>	Wild cherry	<i>Prunus avium</i>	Grasses		Common bent	<i>Agrostis capillaris</i>	Crested dog's-tail	<i>Cynosurus cristatus</i>	Meadow fescue	<i>Festuca pratensis</i>	Red fescue	<i>Festuca rubra</i>	Rough meadow-grass	<i>Poa trivialis</i>	Small timothy	<i>Phleum bertolonii</i>	Smooth meadow-grass	<i>Poa pratensis</i>	Sweet vernal-grass	<i>Anthoxanthum odoratum</i>	Yellow oat-grass	<i>Trisetum flavescens</i>	Herbs		Bird's-foot trefoil	<i>Lotus corniculatus</i>	Black knapweed	<i>Centaurea nigra</i>	Common cat's-ear	<i>Hypochoeris radicata</i>	Common sorrel	<i>Rumex acetosa</i>	Common vetch	<i>Vicia sativa</i>	Cowslip	<i>Primula veris</i>	Field scabious	<i>Knautia arvensis</i>	Lady's bedstraw	<i>Galium verum</i>	Meadow buttercup	<i>Ranunculus acris</i>	Meadow vetchling	<i>Lathyrus pratensis</i>	Oxeye daisy	<i>Leucanthemum vulgare</i>	Red clover	<i>Trifolium pratense</i>	Selfheal	<i>Prunella vulgaris</i>	Yarrow	<i>Achillea millefolium</i>
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