

PLANNING STATEMENT:

Retrospective planning permission to retain the current materially changed use of the land for all year-round siting of caravans, motorhomes, and tents on recently developed serviced hard standing & grassed pitches with electrical supply and sewage disposal.

On Land north of Cadeby Lane, Cadeby, Nuneaton, CV13 OLR

Date: September 2023

1. Relevant Policies:

- a) Hinckley & Bosworth Borough Council, Core Strategy Document December 2009

Policy 23- Tourism Development

"Tourism development for new and extended visitor attractions including major facilities. For example, Twycross Zoo, Bosworth Battlefield and Mallory Park. Holiday accommodation, including bed & breakfast accommodation, holiday lodges and tenting fields will be encouraged in a suitable location where: -

- The development can help to support existing local community services and facilities and is of a design and at a scale which is appropriate to minimise impact and assimilate well with the character of the surrounding area with acceptable landscaping.
- The development must add to the Borough of Hinckley & Bosworth's local distinctiveness and complements the tourism themes of the borough.
- The development adds to the economic wellbeing of the area.

- b) The National Planning Policy Framework 2019 which identifies three elements of consideration:

- An economic role
- A social role
- An environmental role

2. Interpretation of Policy

In the Core Strategy Document, Market Bosworth is designated as a key rural 'stand-alone development.'

This proposal meets the policy of leading the expansion of tourism proposals as endorsed with the Core Strategy.

The policy's approach is backed up within Paragraph 83 of the NPPF.

3. Design

The proposed design of the holiday accommodation reflects the original stable and ancillary building layout, and the aim is to have a design which is complimentary to the existing layout.

4. Sustainability

At present, the local and national policies are in favour of holiday and leisure-based diversification within the countryside. The proposed development will be serviced by the existing facilities in the nearby market town of Market Bosworth. It is viewed that the development will have minimal effect on the highway network.

5. Conclusion

In summary, the above elements demonstrate that the proposed development will lead to a 'sustainable tourism-led development', in accordance with the relevant policies.