

APPLICATION REFERENCE: PF/22/1337

LOCATION: Incleboro Fields Caravan Club Site, Station Close, West Runton, Cromer, Norfolk, NR27 9QG

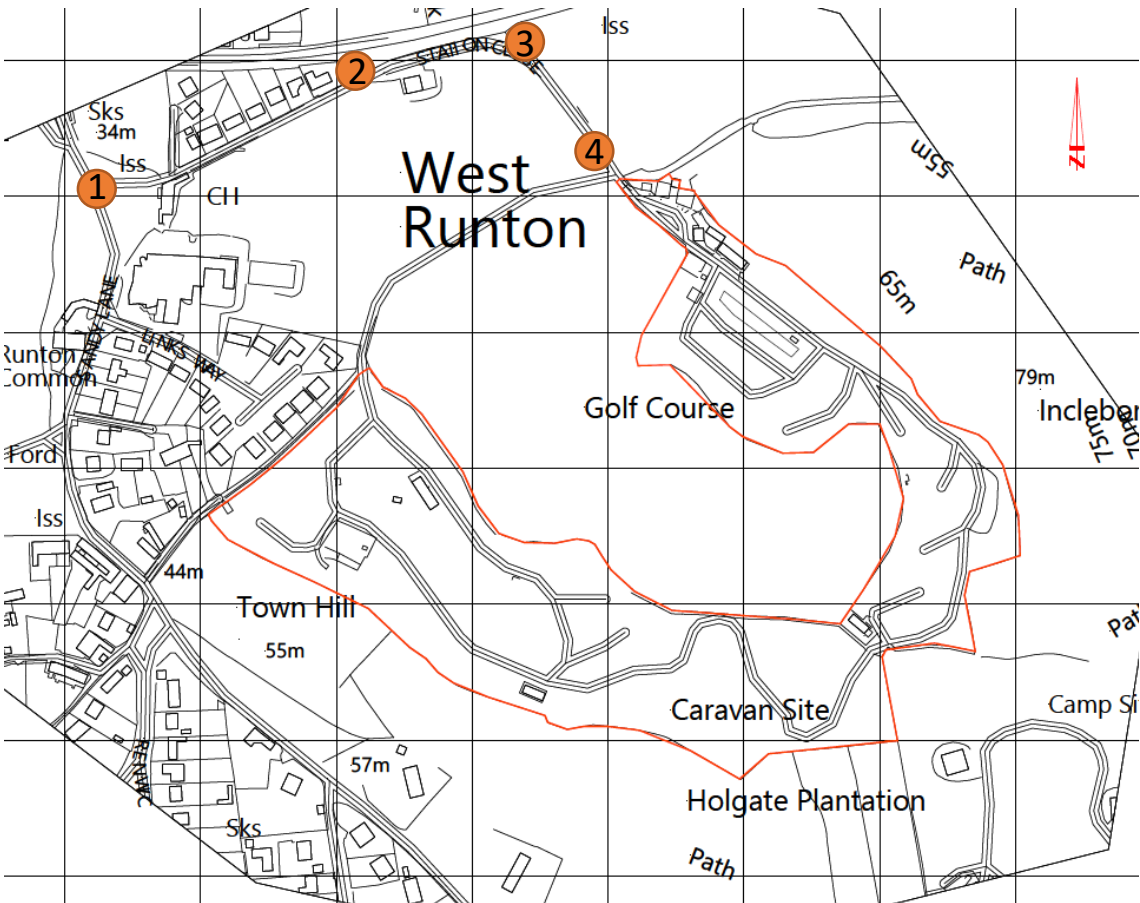
PROPOSAL: Redevelopment of site to include: pitch surface improvements, creation of serviced pitches, erection of site managers bathroom/utility pods, creation of multi-use games area (MUGA) and children's play area with associated fencing, upgrading two motor van waste and one service point(s) and extension of internal road network.



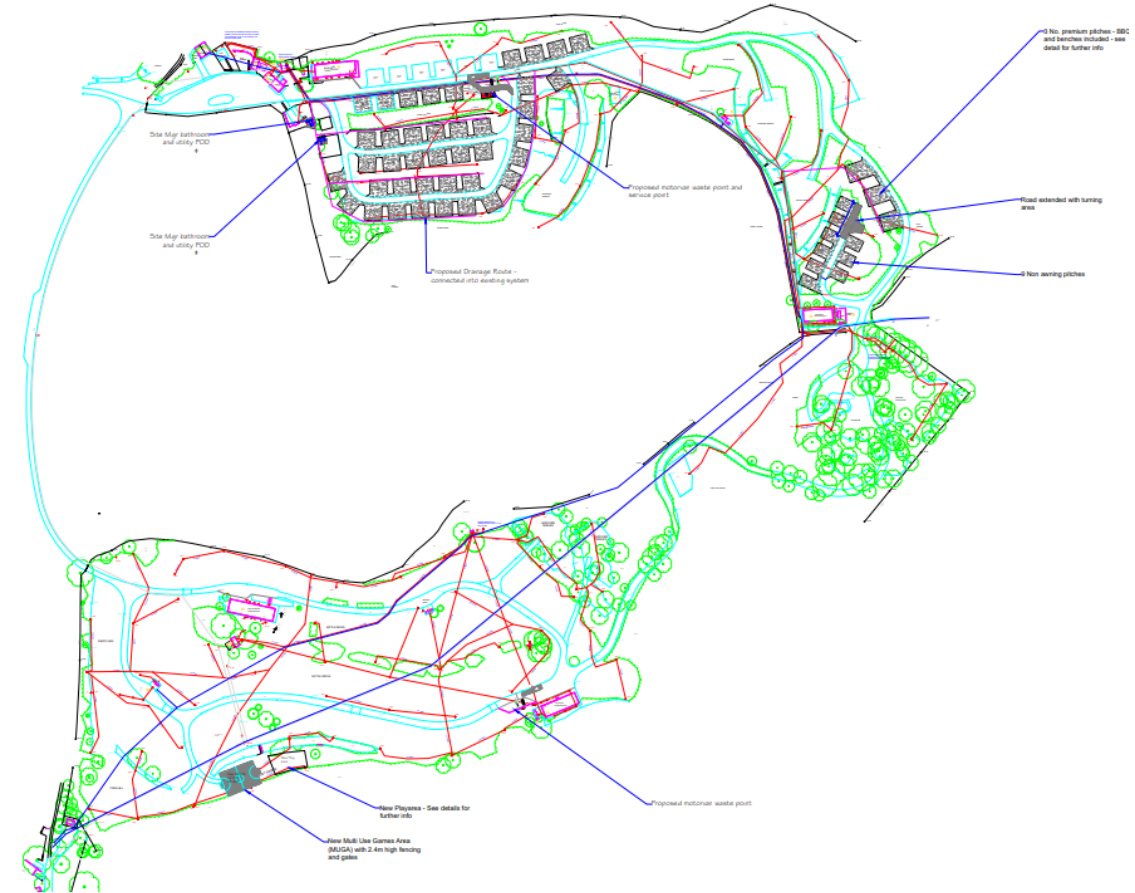
**NORTH
NORFOLK
DISTRICT
COUNCIL**

north-norfolk.gov.uk

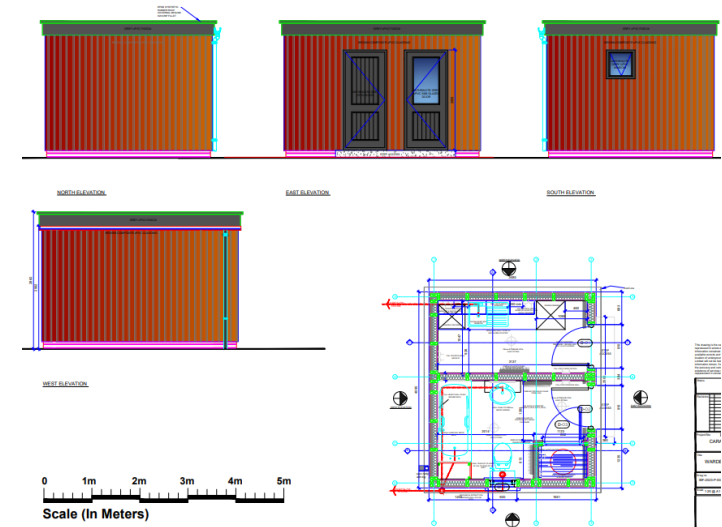
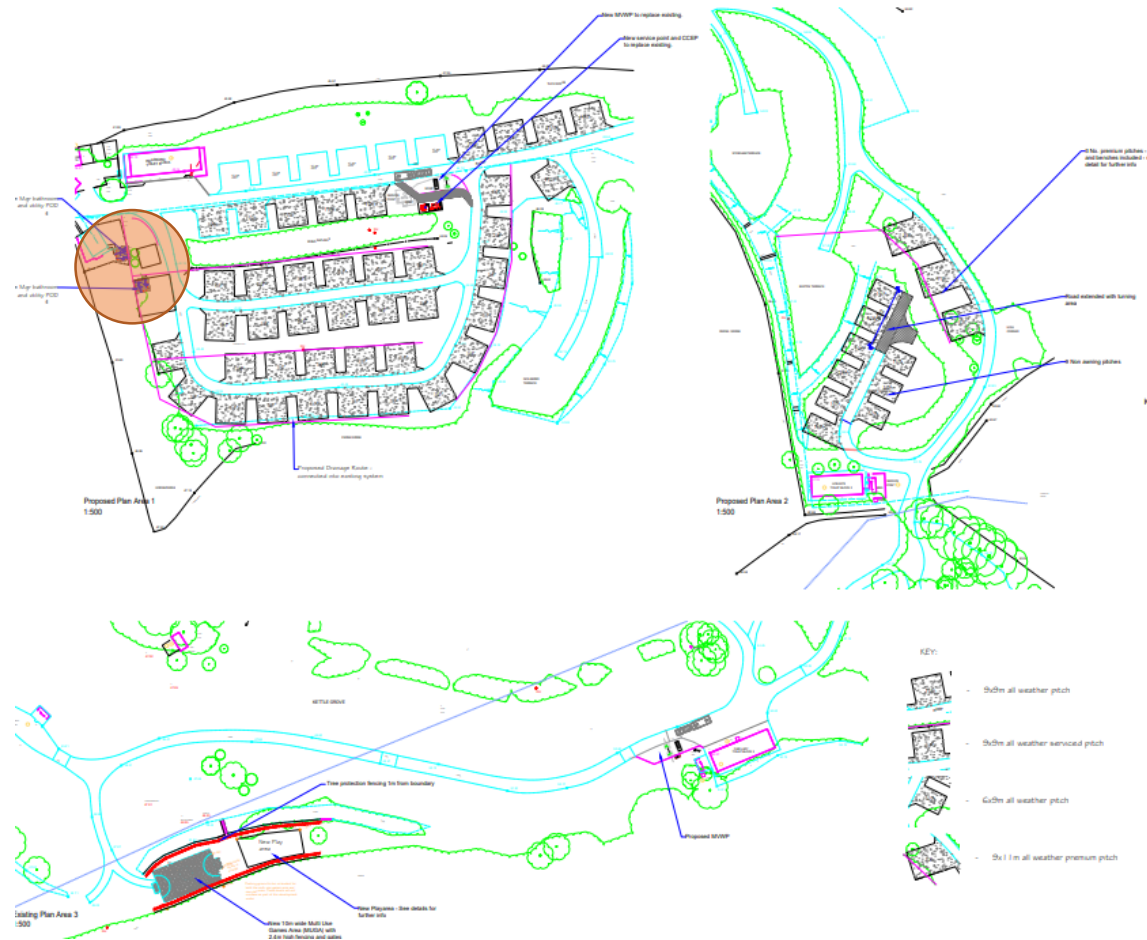
LOCATION PLAN



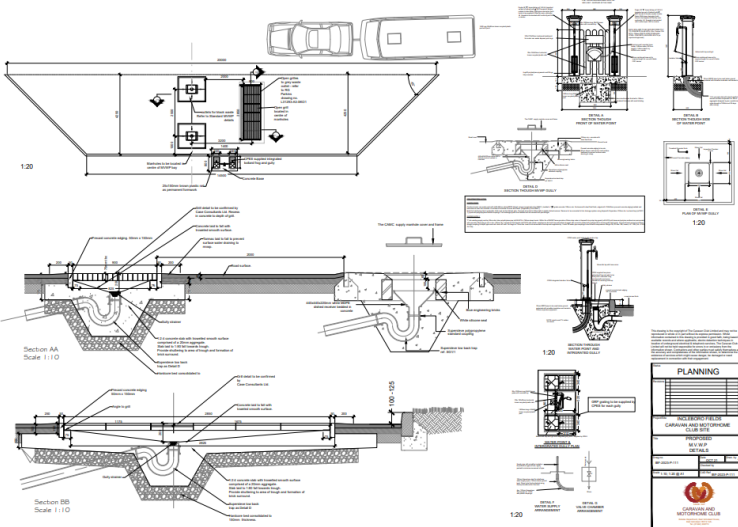
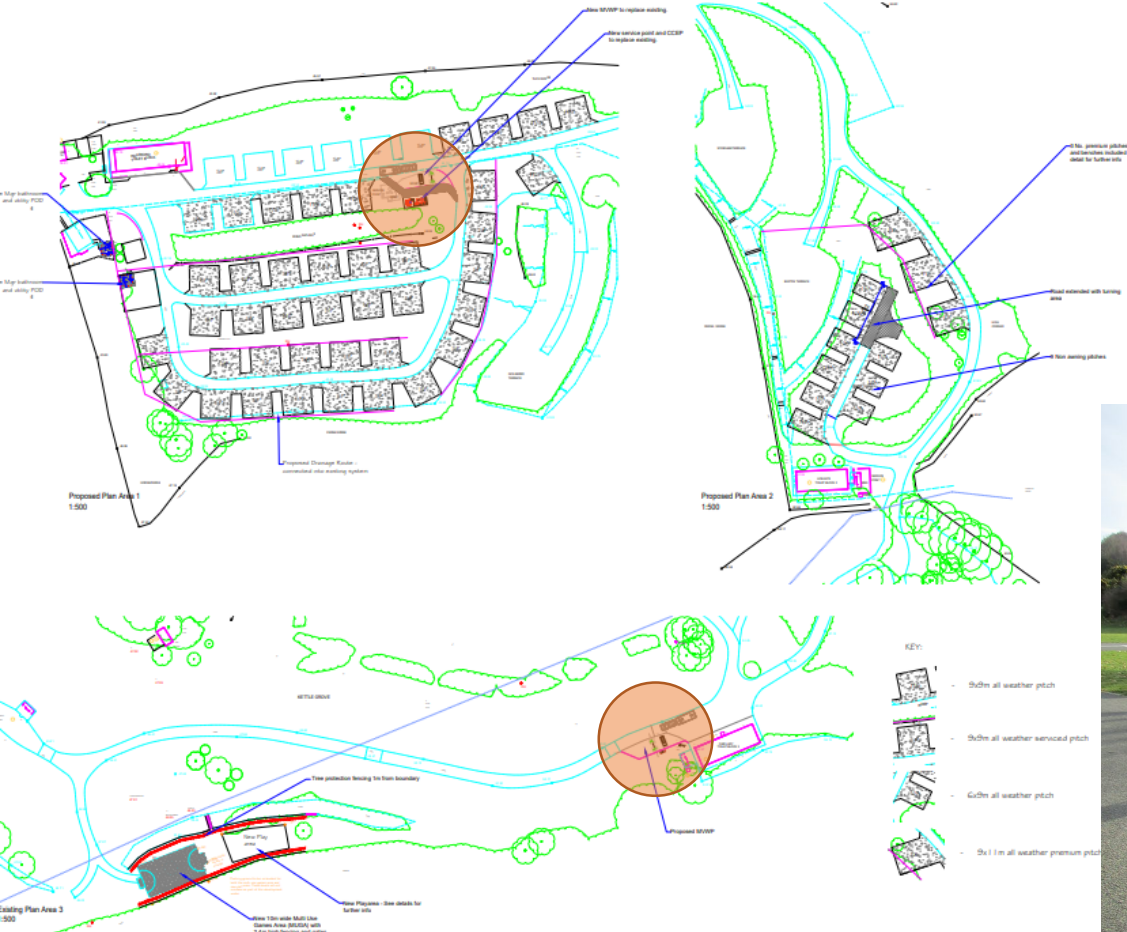
EXISTING AND PROPOSED SITE PLAN



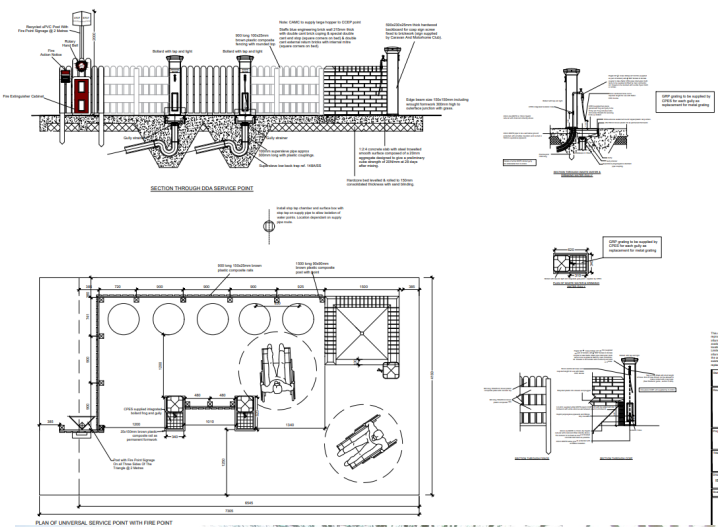
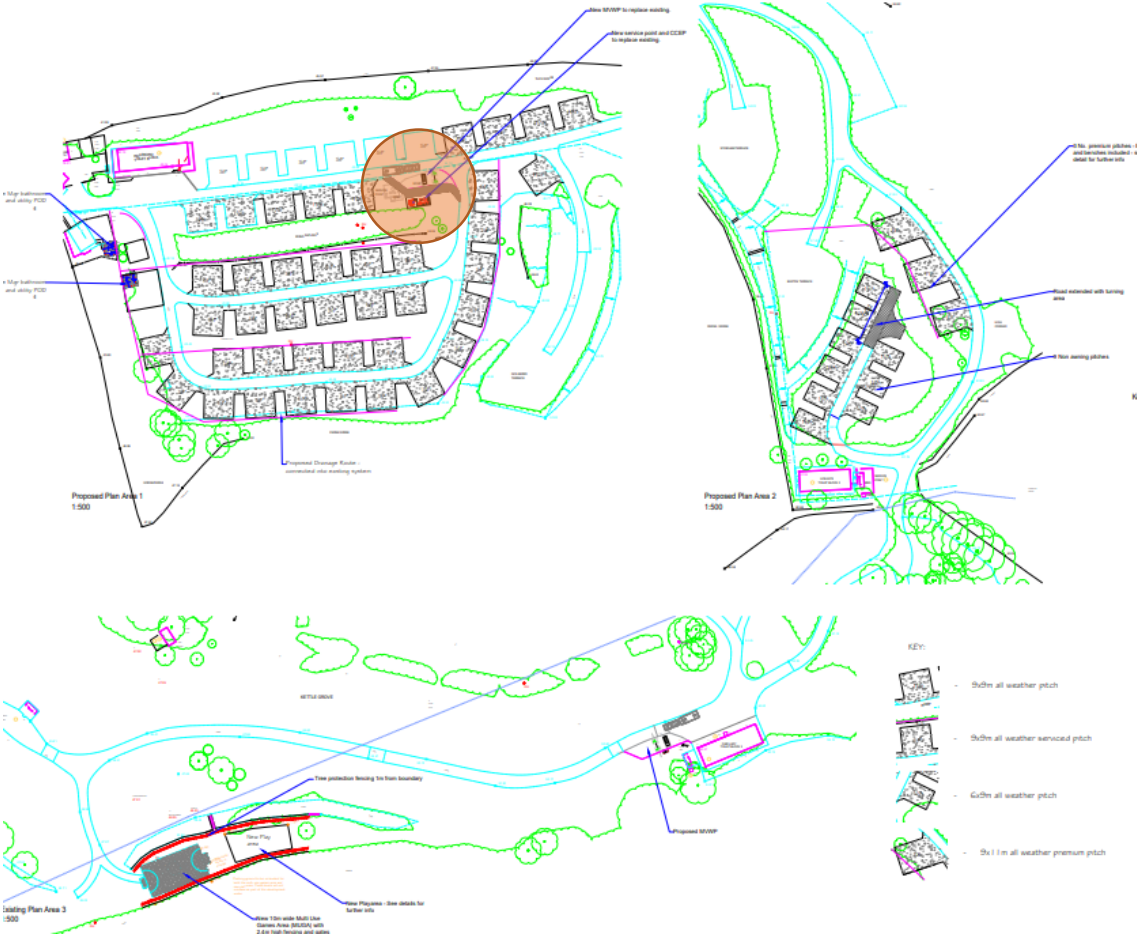
WARDEN BATHROOM AND KITCHEN UTILITY POD



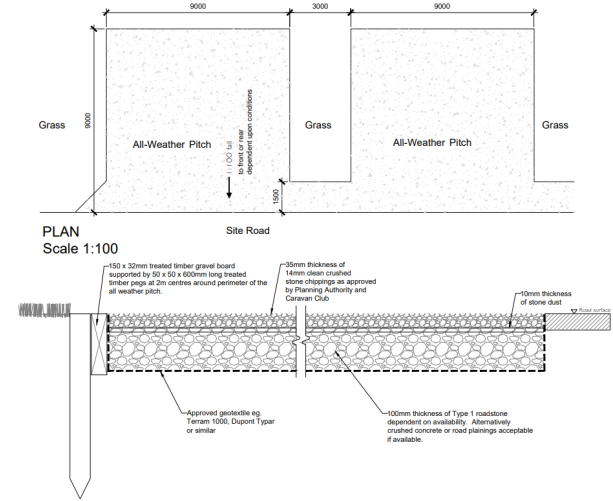
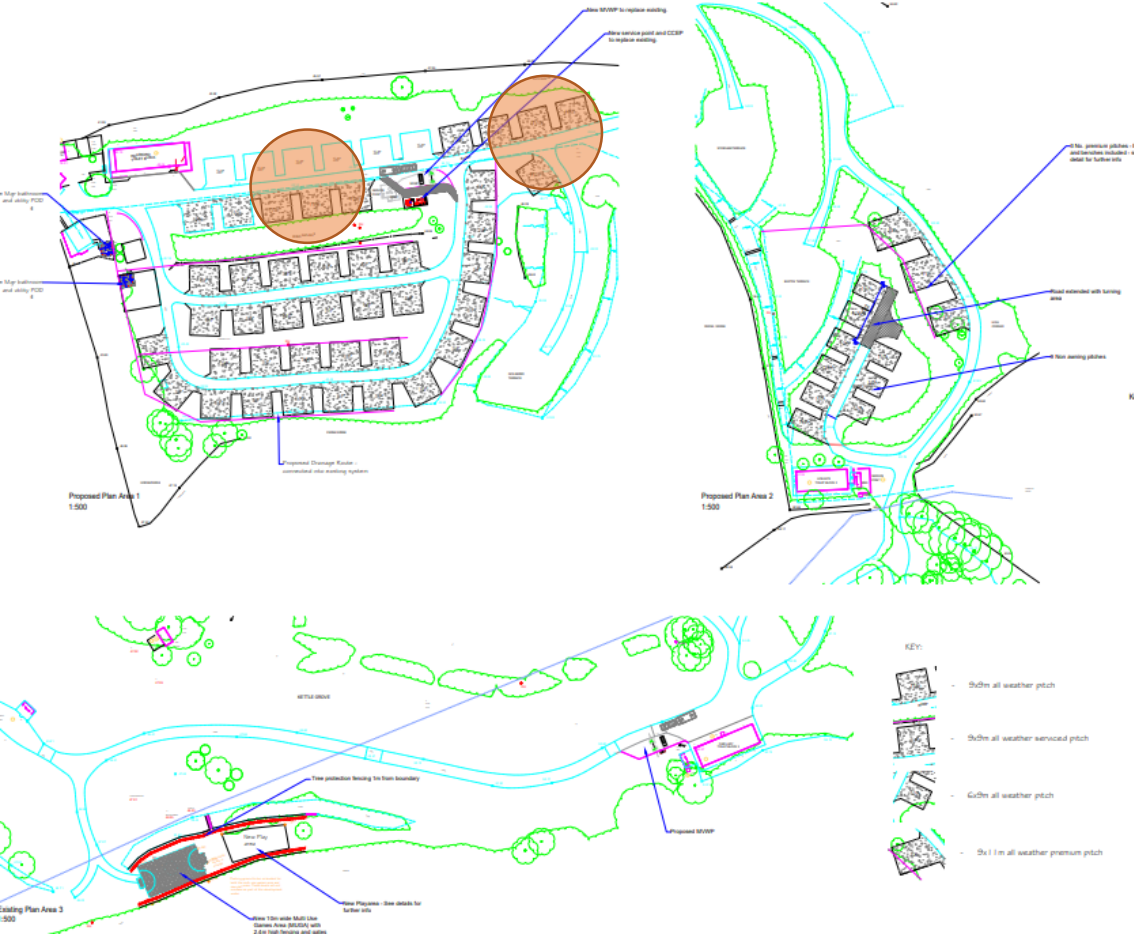
MOTOR VAN WASTE POINT



UNIVERSAL SERVICE POINT



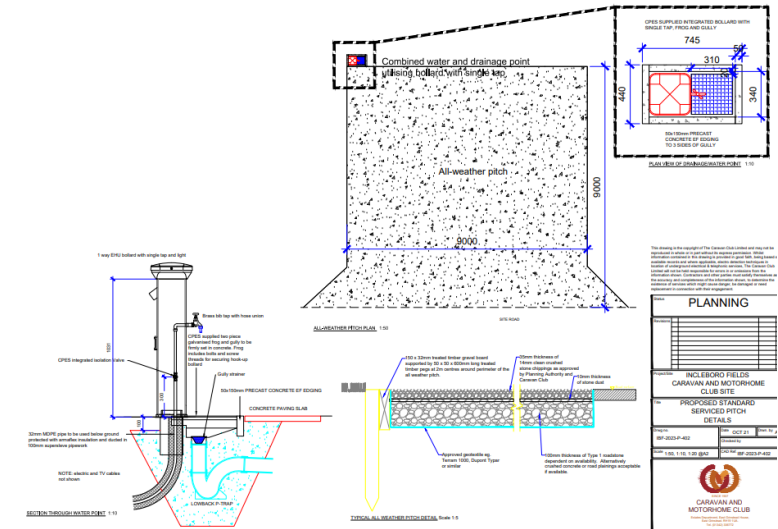
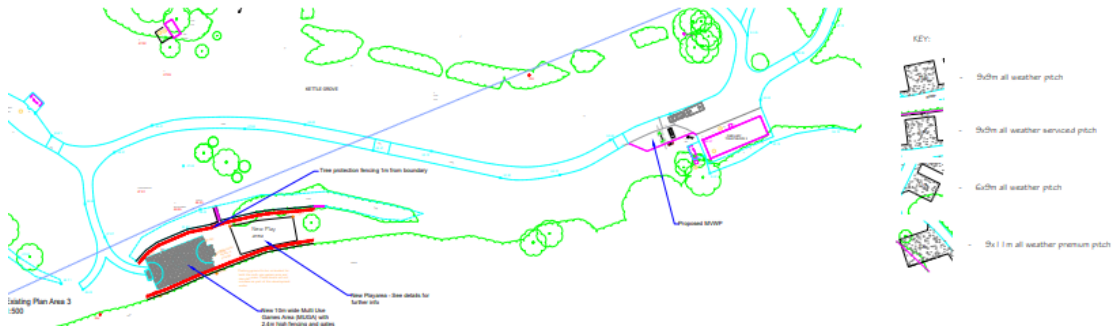
ALL WEATHER PITCH



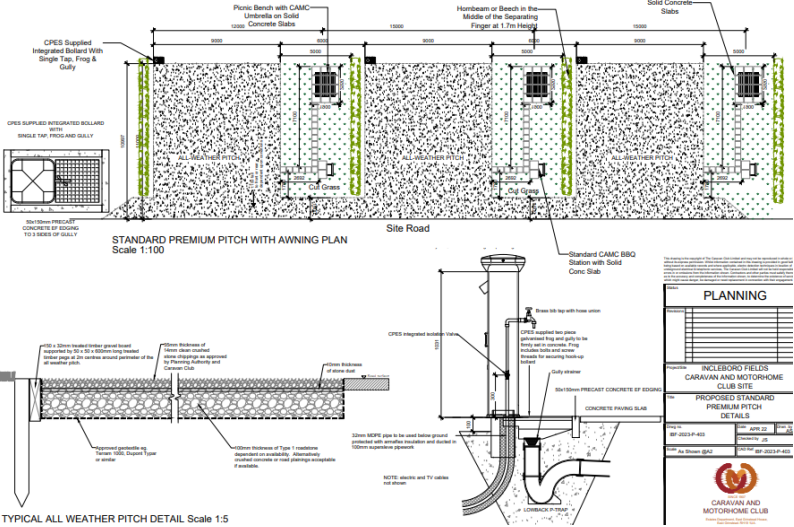
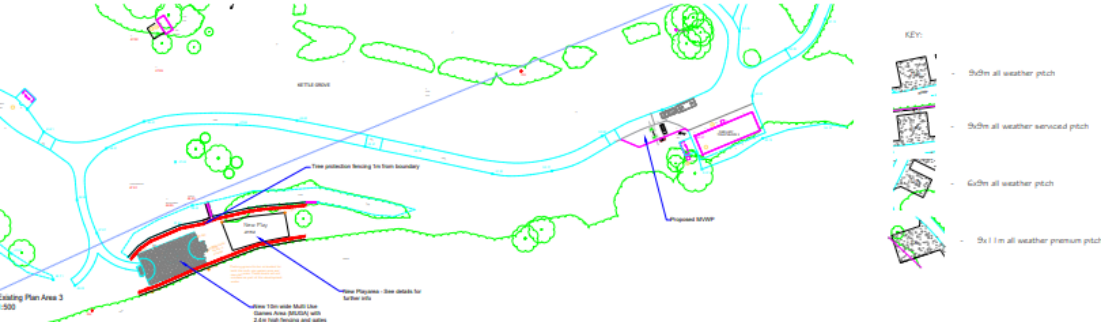
TYPICAL ALL WEATHER PITCH DETAIL Scale 1:5



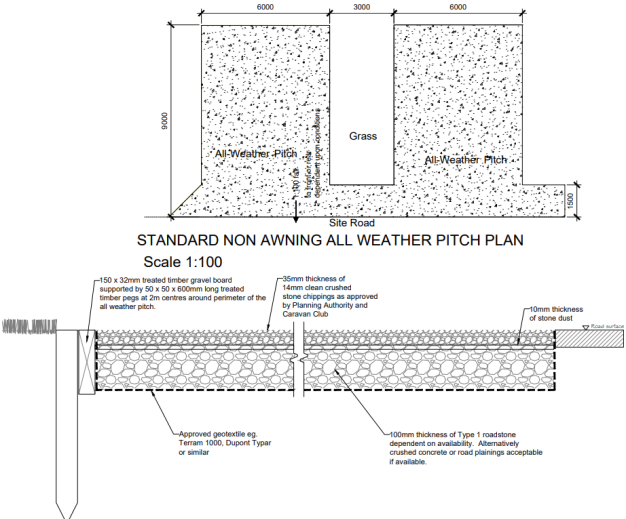
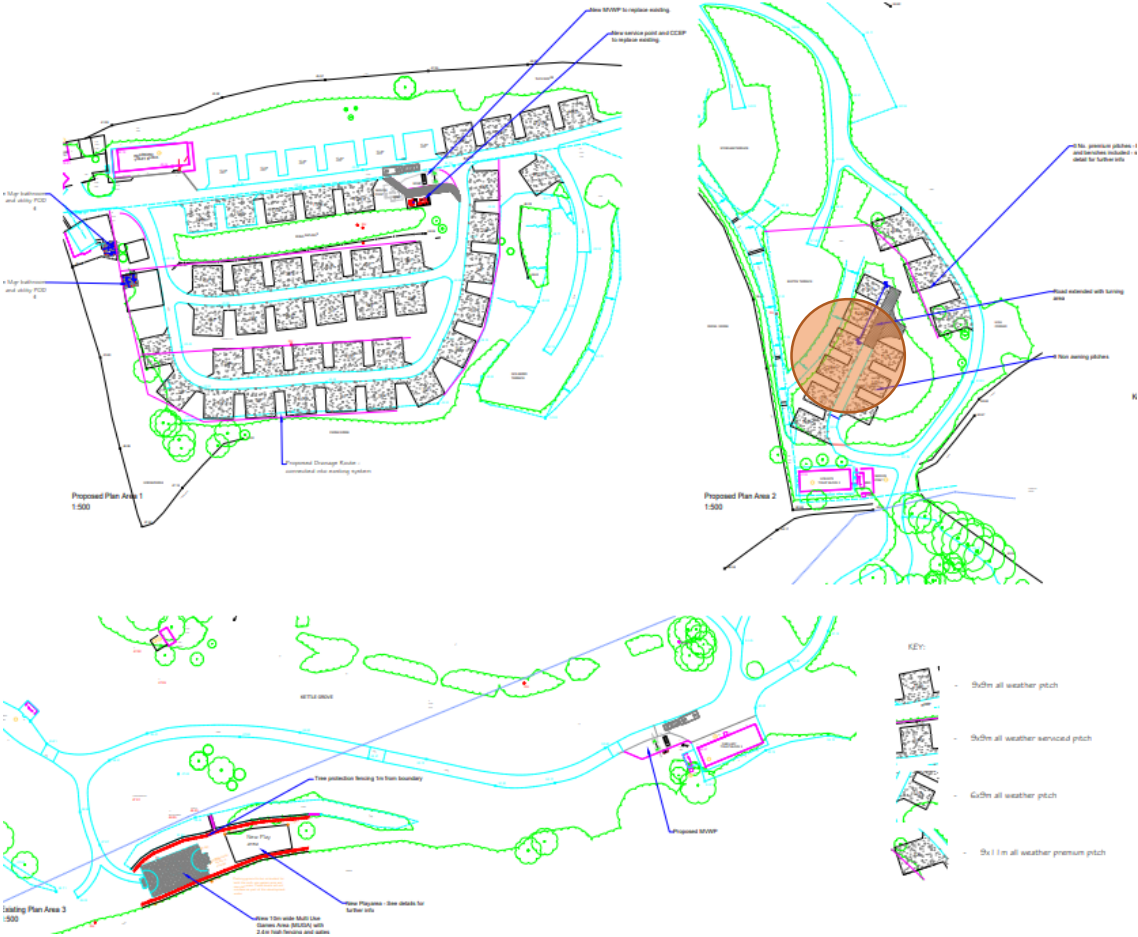
SERVICED PITCHES



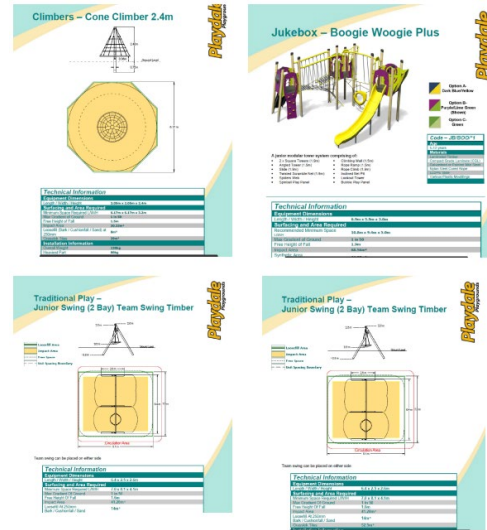
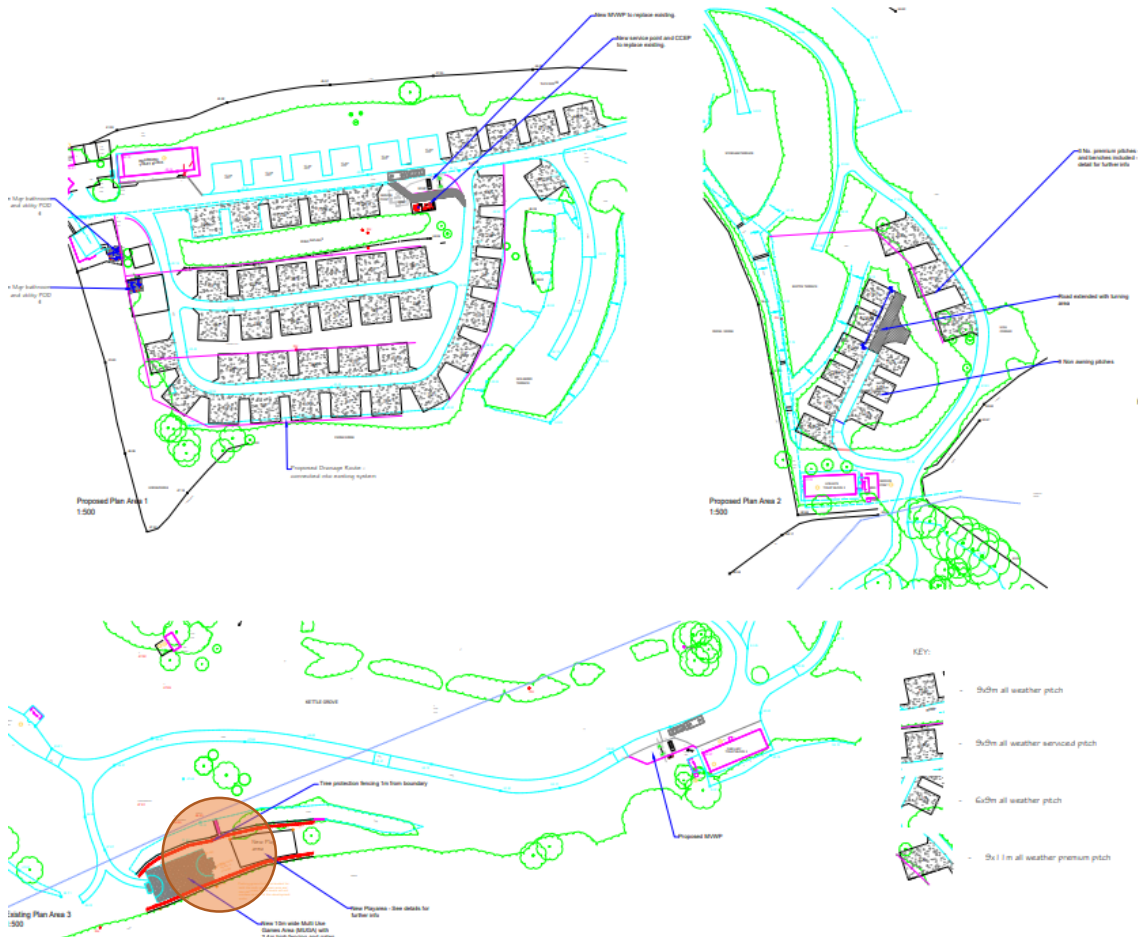
PREMIUM PITCH



NON AWNING ALL WEATHER PITCH



NON AWNING ALL WEATHER PITCH



KEYS ISSUES

1. PRINCIPLE OF DEVELOPMENT
2. LANDSCAPE
3. DESIGN
4. AMENITY
5. PROTECTING AND ENHANCING THE HISTORIC ENVIRONMENT
6. BIODIVERSITY AND GEOLOGY
7. DEVELOPMENT AND FLOOD RISK
8. POLLUTION AND HAZARD PREVENTION AND MINIMISATION
9. THE TRANSPORT IMPACT OF NEW DEVELOPMENT AND PARKING PROVISION
10. OTHER MATTERS
11. PLANNING BALANCE/CONCLUSION

RECOMMENDATION

It is recommended that the application be **APPROVED** subject to conditions relating to the matters listed in the Officer report and any others considered necessary by the Assistant Director for Planning: