

APPLICATION REFERENCE: PF/23/1580

LOCATION: Land east of Lincoln Cottage,
Common Road, Bradfield

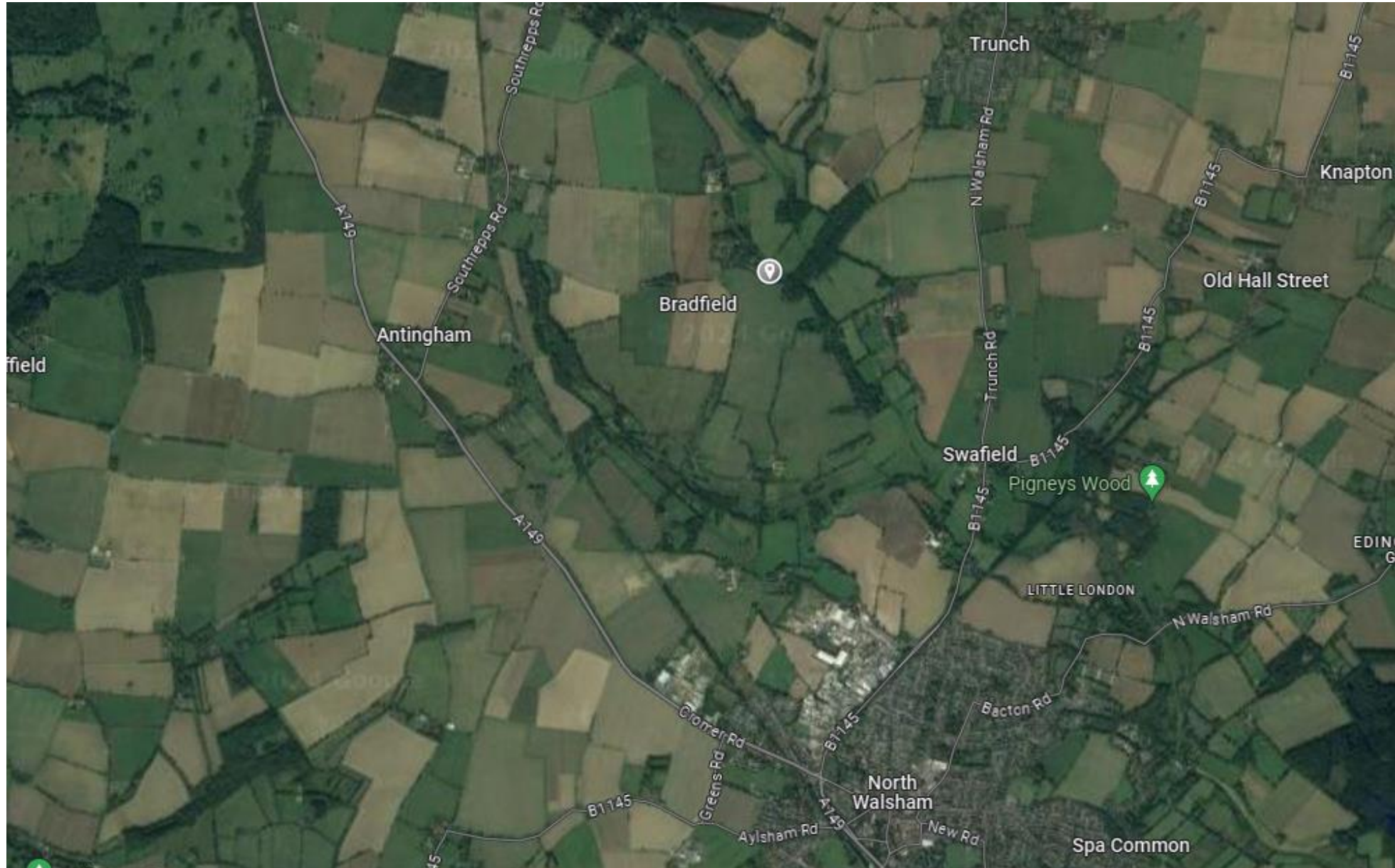
PROPOSAL: Stationing of caravan for a mixed use comprising:

- short term residential retreat / holiday accommodation for carers and people from a caring profession (up to 84 days per annum);
- hosted retreats for carers and people from a caring profession (up to 18 days per annum);
- Full-day and half-day therapeutic retreats for carers and people from a caring profession including overnight accommodation for the site manager / operator (up to 66 days per annum).



NORTH
NORFOLK
DISTRICT
COUNCIL

SITE LOCATION



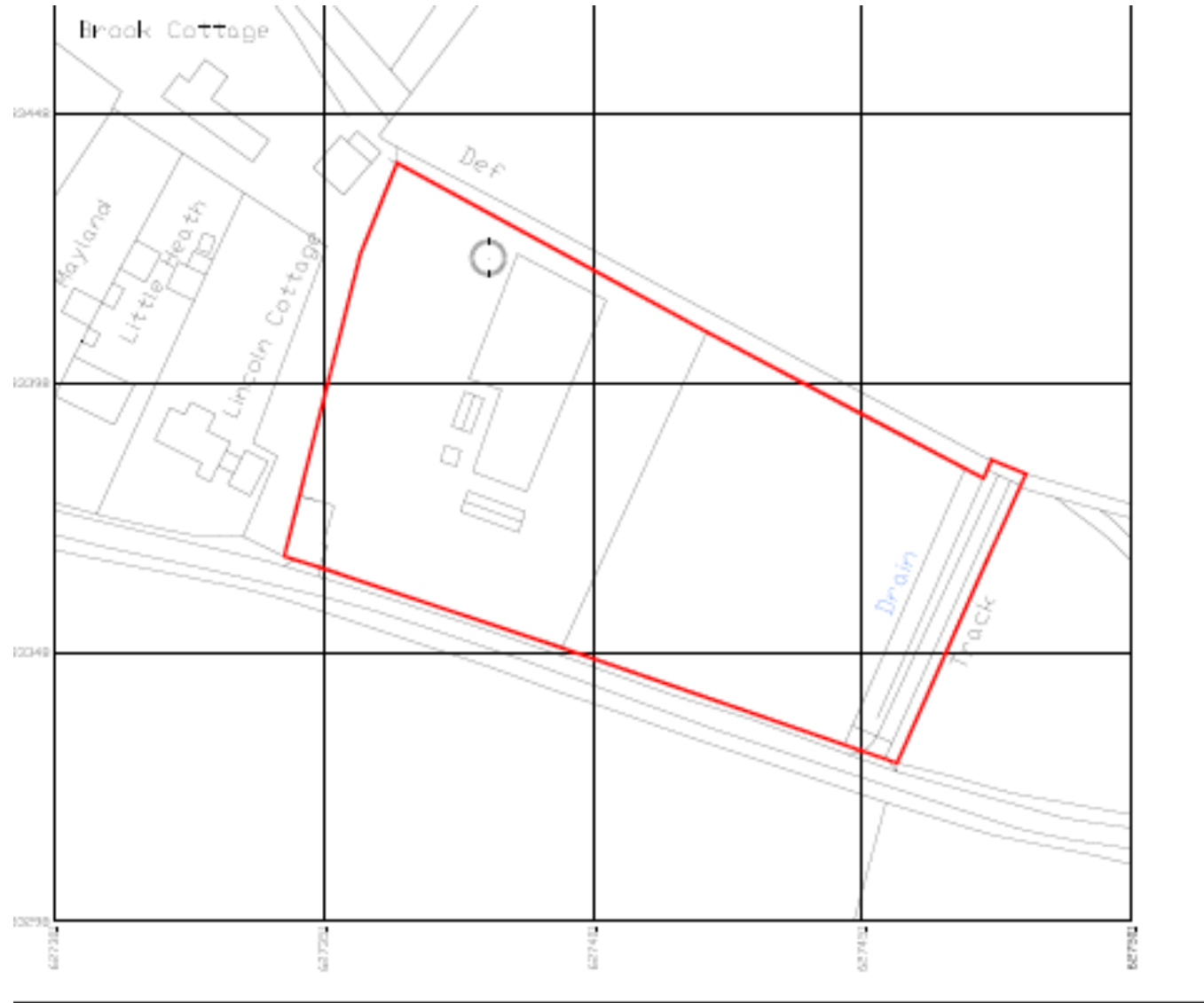
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SITE LOCATION



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Location Plan



Proposed Site Plan



Proposed Site Operation

ACTIVITY	MAXIMUM NO. OF OVERNIGHT STAYS	MAXIMUM NO. OF PEOPLE	WHO	MAXIMUM NO. OF CARS	
A. Manage site, build relationships locally, run full-day and half-day therapeutic retreats for carers or people from caring professions	66	2	Mainly myself or an associate of Absolute Specialists plus occasionally one other person	2	Mainly 1 car, occasionally 2
B. Residential retreat for carers and people from caring professions.	84	4	Could be 1,2,3 or 4 people	2	Could be 1 or 2
C. Hosted retreats for carers and people from caring professions	18	2	1 associate of Absolute Specialists plus 1 client	2	Only 2 if they do not travel together
TOTAL	168				

Site Photos (obtained from Ecological Impact Assessment (Dated 05.06.2023))



Photograph 1: The caravan



Photograph 2: Wooden out-buildings



Photograph 3: The vines



Photograph 4: The orchard



Photograph 5: The orchard



Photograph 6: Modified grassland – thistle dominated patches

The Caravan in Question (August 2023)



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Existing Gated Access



Artist's Impression of Proposed Materials



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Site from the access looking east



Key Issues

1. Principle of development
2. Landscape
3. Highway safety
4. Car parking
5. Biodiversity and ecology
6. Foul water drainage and nutrient pollution
7. Recreational impacts on designated sites
8. Design
9. Amenity

Recommendation

Refusal for reasons relating to the appropriateness of the location for the proposed use in terms of delivering sustainable patterns of development.