CANVEY ISLAND | 80 High Street, Canvey Island, Essex, SS8 7SQ | 01268 690974
COLCHESTER | Lawley House, Butt Road, Colchester, CO3 3DG | 01206 483960
www.libresolutions.co.uk | projects@libresolutions.co.uk

Planning Statement



For the proposed development at

Bridge In Caravan Park, Common Drove, Crowland, Spalding, PE6 0HJ

SCAN THE QR CODE
FOR ALL OUR
CONTACT DETAILS

Introduction

This document is a Planning Statement. It is intended to explain how the proposed scheme is a positive development. This statement provides and overview of relevant national and local planning policy and summarise the case for the application. This statement has been prepared in accordance with advice set out in Planning Practice Guidance (PPG).

The statement is submitted to the Local Planning Authority with our planning application and the following supporting documents.

- LS.0042.100 & 102 – Application Drawings
- Flood Risk Statement
- Flood Evacuation Plan
- Sequential Test Review

Copyright

All intellectual property rights in or arising out of or in connection with this report are owned by Libre Solutions. The report has been prepared on behalf of the Client who has a licence to copy and use this report only for the purposes for which it was provided. The licence to use and copy this report is subject to other terms and conditions agreed between Libre Solutions and the Client.

This document cannot be assigned or transferred to any third party and no third party may rely upon this document without the express written agreement of both Libre Solutions and the Client.

1.0 The Application

1.1 This is an application to vary Condition 6 of the previous planning refusal (H02-0359-00). The original permission was 15 Static Caravans and 15 Touring Caravans. The original description of the approval was "Proposed Static and Touring Caravan Park, inc. New Toilet".

1.2 The original planning application did not distinguish the use of the site and as such the use can only be classified as a caravan park.

2.0 Application Area

2.1 The application area extends to that shown, edged red on the accompanying location plan which is 9763sq.m (0.9763ha)

3.0 Site Description

3.1 The site compromises of a caravan park, which is not restricted in its use. The only restriction that currently applies is that the 15 Caravans and 15 Statics upon the site shall not be occupied during January and first two weeks of February.

3.2 In addition, a later application was approved for a Managers Caravan. This caravan is highlighted upon the supporting drawings and is unrestricted. As such, this caravan can be used as residential all year round by the manager of the park.

3.3 The site is located adjacent to Bridge Inn public house and the River Welland. The site is located in a countryside location as is not within a Defined Settlement Limit. The site is located on land considered to be Flood Zone 3a.

3.4 The land is protected from the River Wellan by Deeping High Bank and on the opposite side of the River Welland are the Crowland and Cowbit Washes, which are intended to provide protection against the 1 in 100 years plus climate change events. As such, this site should only flood in the event of a breach.

3.5 As of yet, there is no recorded flood event upon this site.

3.6 The site is predominantly flat, however there are areas of high and low points. A full topographical survey of the site has been provided with the application.

3.7 The original planning permission did not restrict the location of caravans and as such, the plans upon the original permission are considered indicative.

4.0 Relevant Planning History

4.1 H02-0359-00 – Proposed static and touring caravan park, inc. new toilet block and access road.
Approved 22nd June 2000

4.2 H02-0998-11 – Siting of static caravan for owner/manager accommodation (retrospective)
Approved 7th March 2012

4.3 H02-0251-17 - Change of use to allow for permanent residential use throughout the year. The proposal includes 24 static caravan plots for residential use, and 1 static caravan plot for use by the site manager.
Refused 28th April 2017

4.4 APP/A2525/W/17/3187637 – Appeal of the above
Dismissed 29th August 2018

4.5 H02-1174-19 - Proposed static and touring caravan park including new toilet block and access road – approved under H02-0359-00. Modification of Condition 6 to allow permanent residential use throughout the year for 5 plots to be occupied by gypsy/travellers.
Refused 31st January 2020

4.6 APP/A2535/W/20/3249950 – Appeal of the above
Dismissed 11th January 2023

5.0 The Proposal

5.1 The proposal seeks to obtain permanent residential use for Caravans 1, 2, 3, 4 and 14, no additional building work shall be carried out to the application site.

5.2 The proposal seeks to obtain consent, for the variation of condition 6 upon the original planning permission for this site. The wording of this original condition is ***"The static caravans shall not be occupied during the month of January and the first two weeks of February in each year."***

5.3 The original planning permission does not restrict use on whom can stay in the original caravans or for how long. As such, it could be used by any persons including Gypsy's/Travellers without any restrictions.

5.4 Currently, the caravans that we are applying for permission are being used, by the same occupants for 321 days of the year. The occupants include 5 dependent children of school age. This has all been clarified in the previous application and appeal.

5.5 The proposed application seeks to vary the condition, so that year-round use is available in the best interests of the occupiers and the children.

5.6 The previous planning application and appeal, H02-1174-19 and APP/A2535/W/20/3249950 was centred around the application and the issue of Flood Risk.

5.7 The appeal inspectorate dismissed all other factors put forward from the council such as location of the site for full residential use. The inspectorate stated in Paragraph 19 of his report that the site would comply with National and Local Planning Policies including the South East Lincolnshire Local Plan.

5.8 Whilst previous applications have suggested that the description would be for "Gypsy/Traveller" use, the proposed application only seeks to obtain residential use, irrespective of the occupiers as retrospectively applying a condition based upon ethnicity and lifestyle could be considered discriminatory. Therefore, there is no material change in the application site and no building works happening.

5.9 The main issue for this site, is that the Planning Inspectorate did not feel that the site satisfied the sequential test. However, this application is for a Variation of Condition with no proposed building works happening. As such there is no material change in the application site and no sequential test can be applied to an existing lawfully used site.

5.10 A full detailed report on why the sequential test cannot be applied in this case is explained in the statement provided by ET Planning.

5.11 An Exception Test is only applied when you are undertaking a sequential test. As this is not being undertaken, again this is not required.

5.12 However, to ensure safety, we have prepared a Flood Risk Assessment and Flood Evacuation Plan to help establish the risk and how the application site can improve and protect the existing caravans on site.

6.0 Conclusion

6.1 The proposed application seeks to obtain consent to Vary Condition 6 of the original planning permission (H02-0359-00). The condition previous stated ***"The static caravans shall not be occupied during the month of January and the first two weeks of February in each year."***

6.2 The proposed variation to this condition is **"The static caravans shall not be occupied during the month of January and the first two weeks of February in each year. Caravans 1, 2, 3, 4 and 14 are excluded from the condition and can be occupied all year."**

6.3 The proposed variation of this condition would be beneficial to the occupiers of these caravans as it would provide year-round occupation for the occupants.

6.4 In the best interest of the children, it is considered that this application should be granted permission and the condition varied in accordance with our suggestion.