Response to Invalidation Letter and Supporting Evidence

Certificate of Lawfulness / Lawful Use Certificate Application

Council reference	H04-0392-26
Name	Mrs V Hillier
Site address	Donington Lodge, 40 Bicker Road, Donington, Spalding, PE11 4XP
Proposal	Siting of caravan ancillary to main dwelling
[redacted]	[redacted]
[redacted]	[redacted]
[redacted]	[redacted]
Document date	28 April 2026

This document is prepared and submitted by me, Mrs V Hillier, in response to the Council invalidation letter dated 28 April 2026 and should be submitted with a copy of that letter, as requested by the Council.

1. Formal Response

To: South Holland District Council Planning Department

Email: planningadvice@sholland.gov.uk

Dear Sir/Madam,

I, the applicant, Mrs V Hillier, submit this document in response to the Council invalidation letter dated 28 April 2026 in relation to application reference H04-0392-26 at Donington Lodge, 40 Bicker Road, Donington, Spalding, PE11 4XP.

The application relates to an existing caravan within the grounds of my property. The caravan is located within the rear/northern part of the site and is identified on the enclosed scaled site plan.

I confirm that I am happy for the amended description to read: "Siting of caravan ancillary to main dwelling".

[redacted] It is understood and believed, based on the available historic aerial imagery and information available to me, that the caravan has been situated on the land since at least 2004. The evidence included with this response is therefore provided to demonstrate the long-standing presence of the caravan on the balance of probability.

[redacted] There is no proposed change to the siting of the caravan, and the application relates to the existing caravan as it is currently situated on the land.

This document provides the current photographs and historic dated imagery requested by the Council. The additional application fee identified in the Council correspondence will be dealt with separately when submitting this response.

Yours faithfully,

Mrs V Hillier

2. Response to Council Validation Requirements

Council requirement	Response provided	Document reference
Add a street name to the Location Plan.	Bicker Road is identified on the site plan.	Appendix A / Figure 1
Provide a scaled Site Plan showing the position of the existing caravan.	A site plan is included showing the existing caravan highlighted.	Appendix A / Figure 1
Provide evidence showing how long the caravan has been in situ.	Historic aerial imagery screenshots from 2004, 2005, 2007, 2010, 2015, 2016, 2018, 2020 and 2024 are included.	Appendix C / Figures 4-12
Provide photographs of the existing caravan.	Current photographs of the existing caravan are included.	Appendix B / Figures 2-3
Confirm the amended description.	I confirm that I am happy for the amended description to read: "Siting of caravan ancillary to main dwelling".	Section 1

3. Statement of Evidence

The available evidence indicates that the existing caravan has been in the rear/northern part of the property for a substantial period. The earliest historic image provided is dated 23 April 2004. Although the older imagery is lower resolution, an elongated structure is visible at or around the same position as the existing caravan.

Further historic images dated 17 April 2005, 31 December 2007, 31 December 2010, 12 August 2015, 30 August 2016, 24 September 2018, 31 July 2020 and 5 October 2024 show a comparable long rectangular structure in the

same rear/northern area of the site. This pattern of evidence supports the assertion that the caravan has remained in situ for many years.

[redacted] relying on the available historic aerial imagery, the current physical evidence on site, and the photographs supplied. The evidence is submitted to assist the Council in validating and progressing the Certificate of Lawfulness application.

[redacted] It does not relate to any proposed new siting, relocation or alteration of the caravan.

4. Evidence Schedule

Figure	Date / Source	Evidence summary
Figure 1	Site plan	Scaled site plan showing the position of the existing caravan within the site.
Figure 2	Current photograph	Front/long elevation of the existing caravan.
Figure 3	Current photograph	Right-hand elevation and access side of the existing caravan.
Figure 4	Historic imagery - 23 April 2004	Historic aerial image. A long rectangular feature is indicated in the rear/northern part of the plot, at or around the position of the existing caravan.
Figure 5	Historic imagery - 17 April 2005	Historic aerial image. The same rear/northern area is indicated and a long rectangular feature appears visible in a comparable position.
Figure 6	Historic imagery - 31 December 2007	Historic aerial image. The caravan/long rectangular structure is visible in the rear/northern part of the property.
Figure 7	Historic imagery - 31 December 2010	Historic aerial image. The elongated structure remains visible in the same general location.
Figure 8	Historic imagery - 12 August 2015	Historic aerial image. The arrow indicates the existing caravan position in the rear/northern part of the plot.
Figure 9	Historic imagery - 30 August 2016	Historic aerial image. The caravan is visible in the same rear/northern position.
Figure 10	Historic imagery - 24 September 2018	Historic aerial image. The caravan remains visible in the same general position.
Figure 11	Historic imagery - 31 July 2020	Historic aerial image. The caravan remains visible in the same rear/northern position.
Figure 12	Historic imagery - 5 October 2024	Historic aerial image after purchase year. The caravan remains visible in the same general position.

5. Conclusion

The enclosed information addresses the matters raised in the Council invalidation letter. The site plan identifies Bicker Road and shows the location of the existing caravan. Current photographs show the caravan as it exists on site. The dated historic aerial imagery shows the caravan, or a clearly comparable long rectangular structure, in the same rear/northern part of the property across a long period, beginning from April 2004 and continuing through later imagery up to 2024.

I respectfully ask that the submitted material be accepted for validation purposes and that the Certificate of Lawfulness application be progressed. [redacted] the evidence is provided to confirm the long-standing existing position of the caravan.

Appendix A - Site Plan

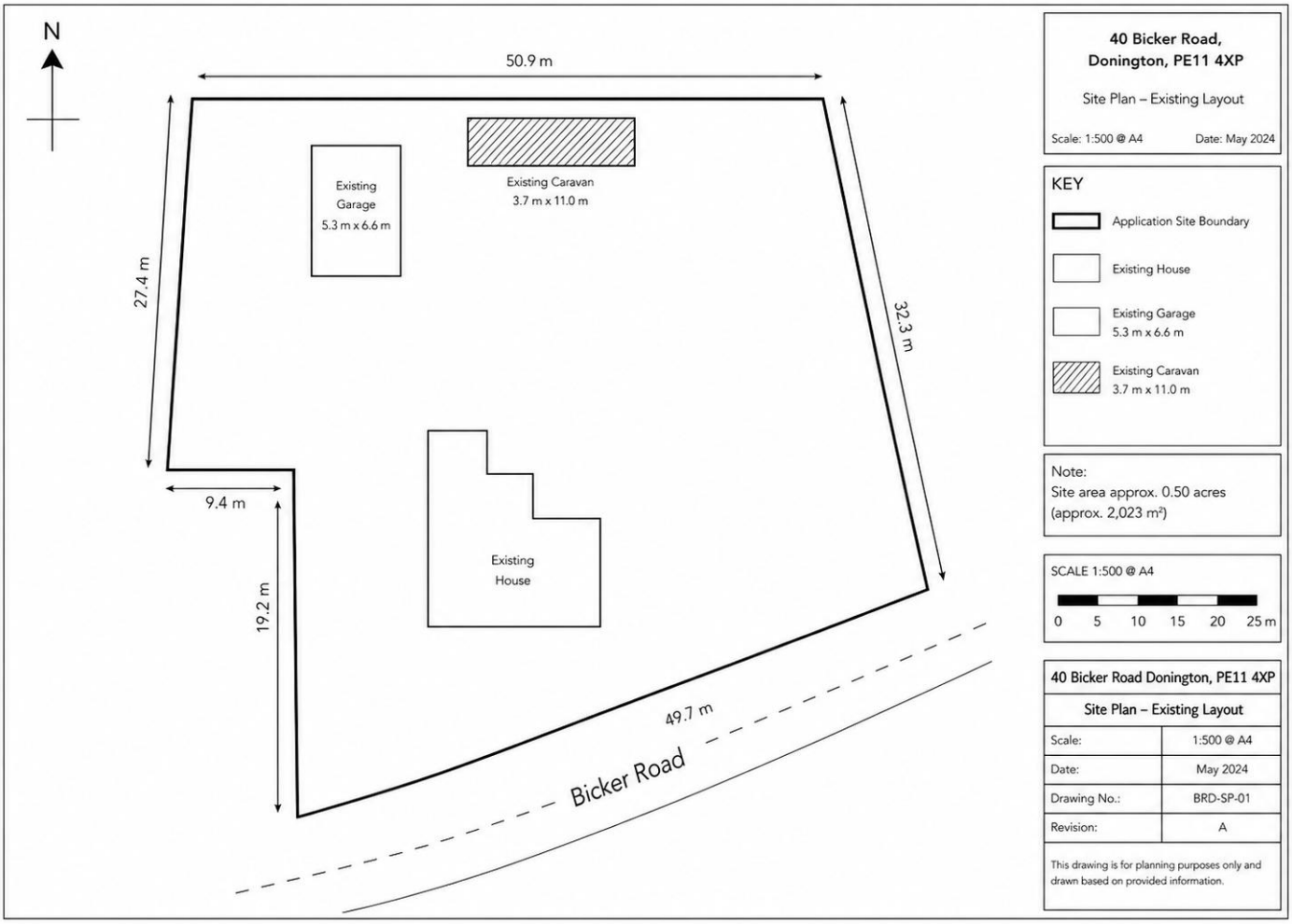


Fig 1 site plan showing the existing caravan highlighted within the application site boundary.

Appendix B - Current Photographs of Existing Caravan



Figure 2 - Current photograph of the existing caravan - front/long elevation.



Figure 3 - Current photograph of the existing caravan - right-hand elevation and access side.

Appendix C - Historic Aerial Imagery Evidence

The following historic aerial imagery screenshots are supplied in support of the application, dating back to 2004. The red arrows identify the position of the existing caravan in the rear/northern part of the site.

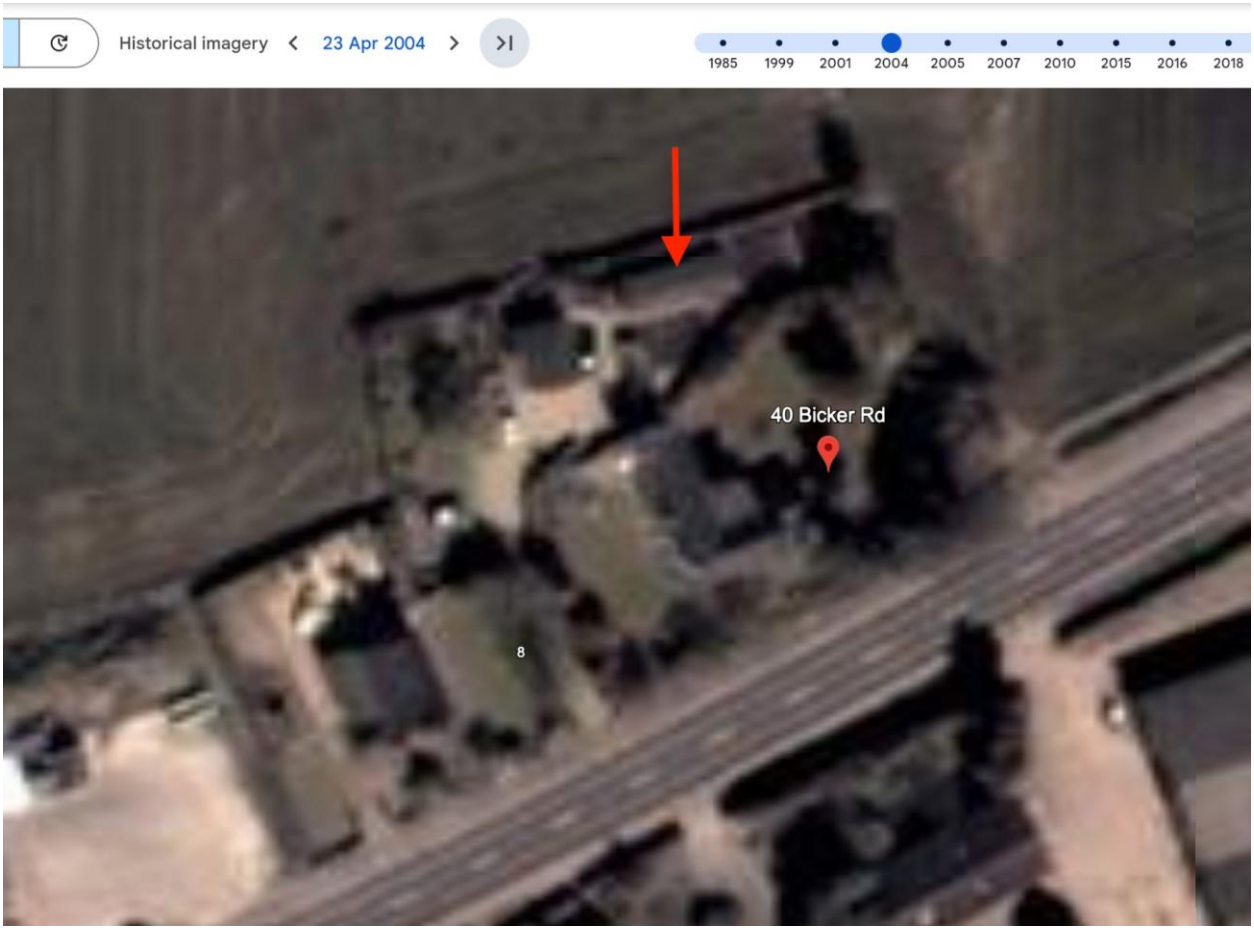


Figure 4 - Historic aerial imagery dated 23 April 2004. Historic aerial image. The caravan is visible in the rear/northern part of the property.

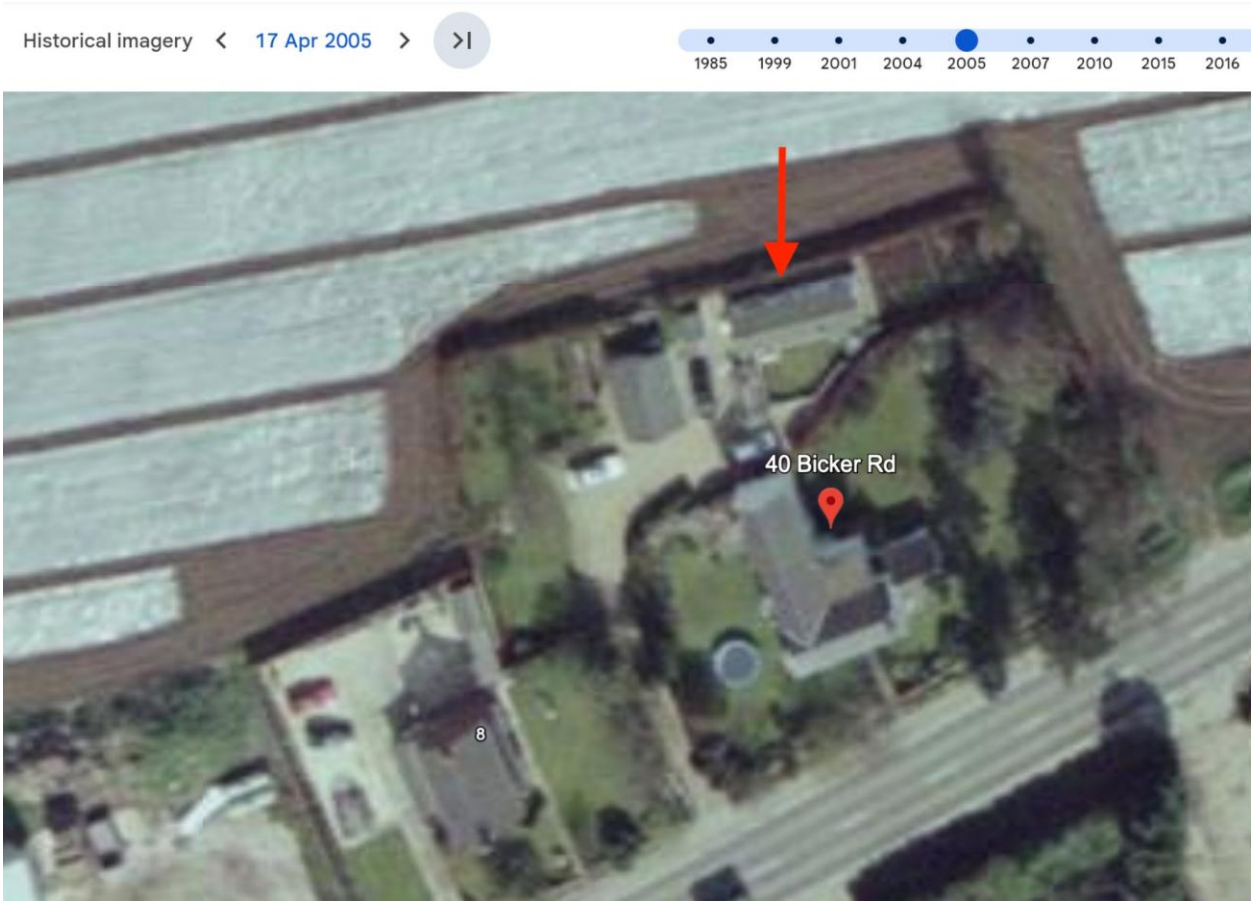


Figure 5 - Historic aerial imagery dated 17 April 2005. Historic aerial image. The caravan is visible in the rear/northern part of the property.

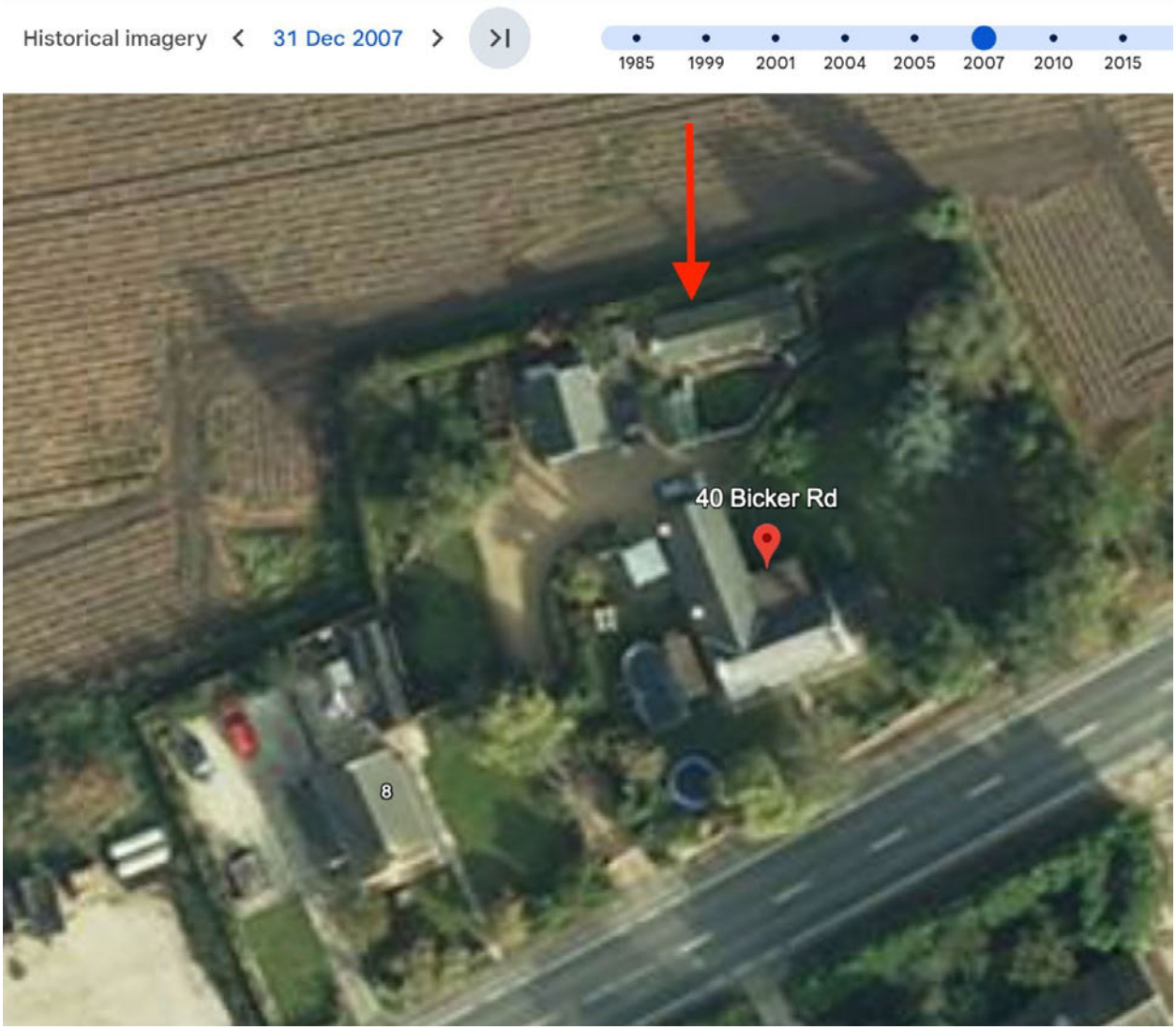


Figure 6 - Historic aerial imagery dated 31 December 2007. Historic aerial image. The caravan is visible in the rear/northern part of the property.

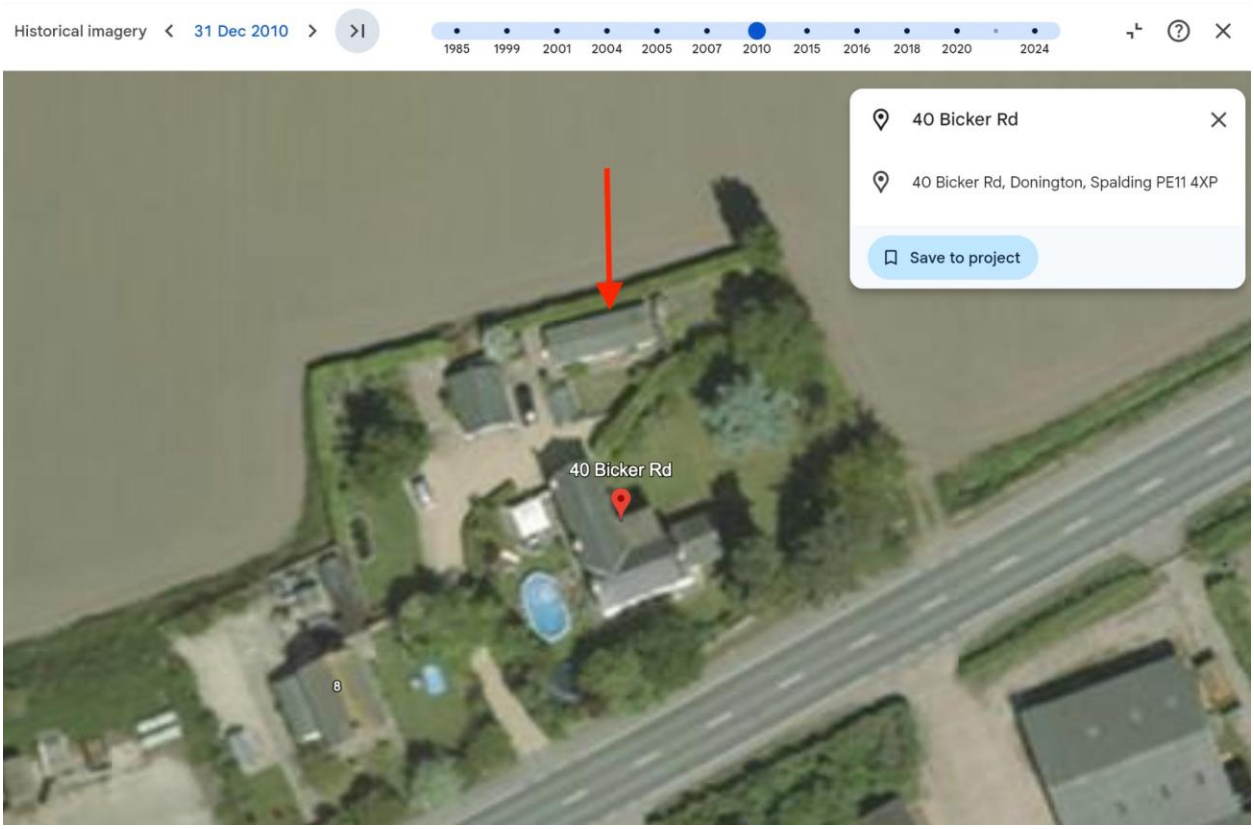


Figure 7 - Historic aerial imagery dated 31 December 2010. Historic aerial image. The arrow indicates the existing caravan position in the rear/northern part of the plot.

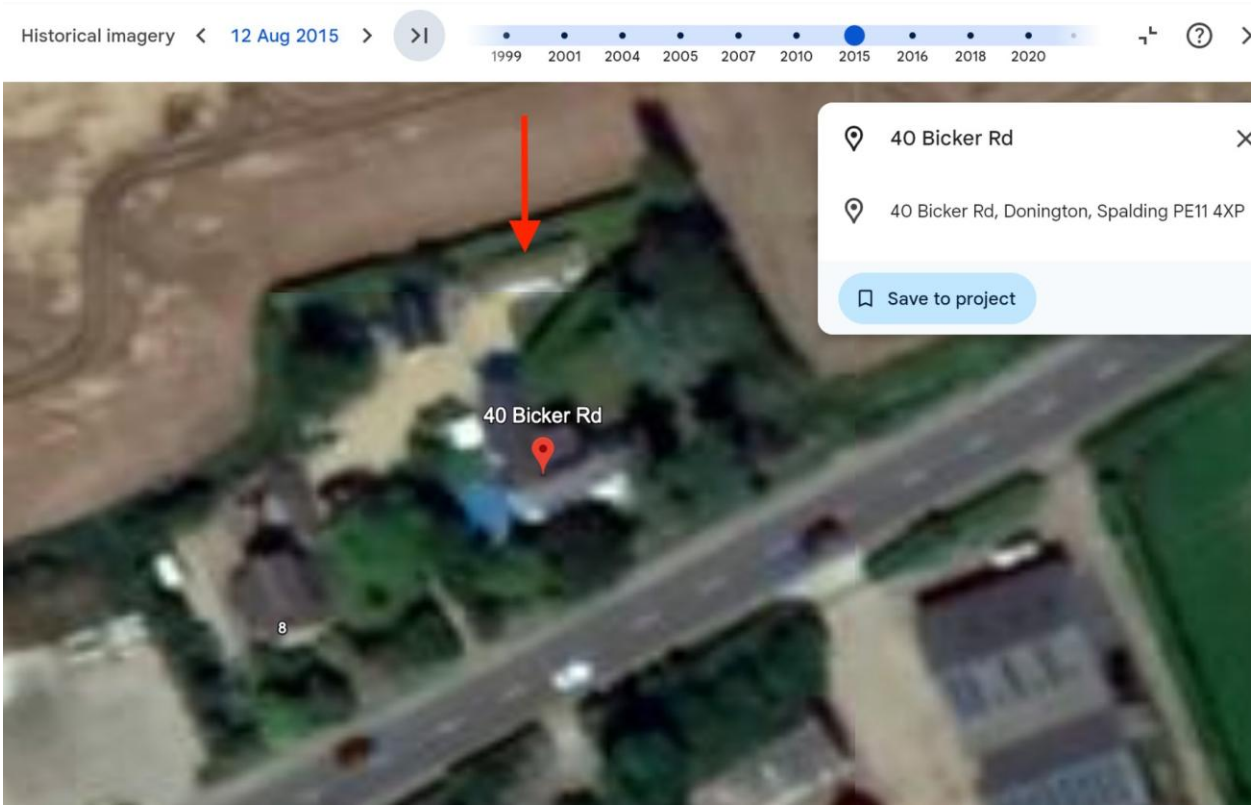


Figure 8 - Historic aerial imagery dated 12 August 2015. Historic aerial image. The arrow indicates the existing caravan position in the rear/northern part of the plot.

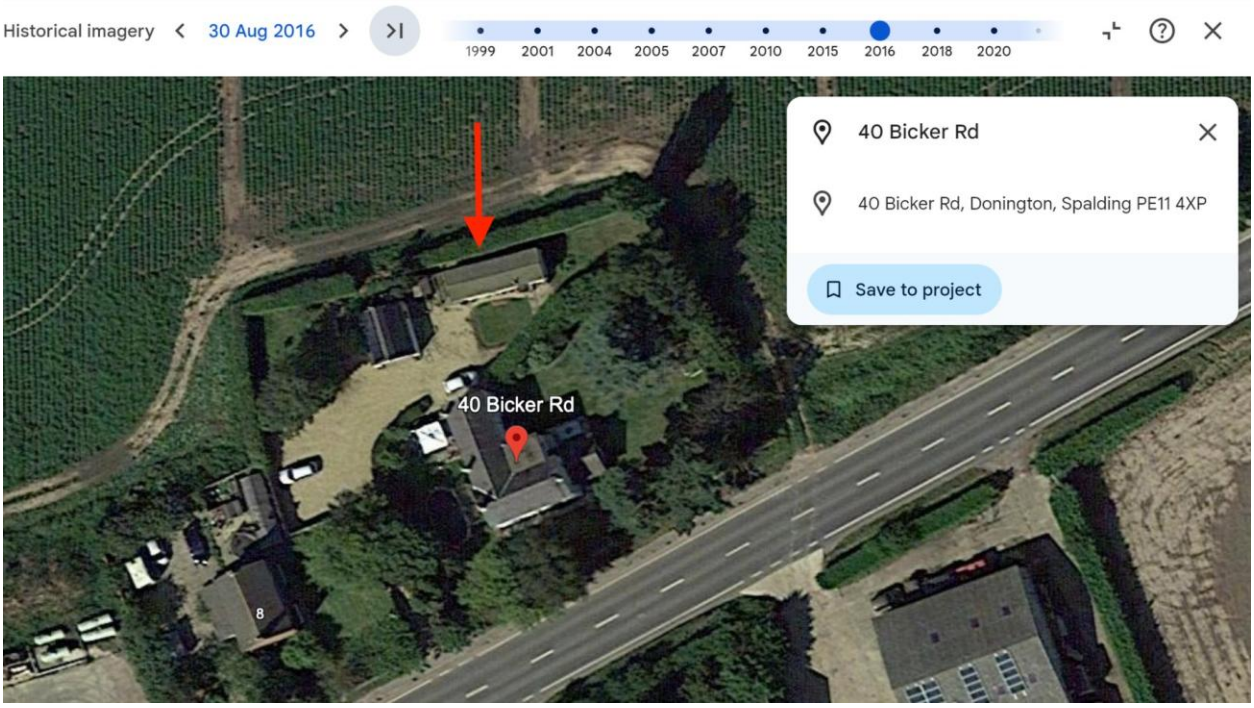


Figure 9 - Historic aerial imagery dated 30 August 2016. Historic aerial image. The caravan is visible in the same rear/northern position.

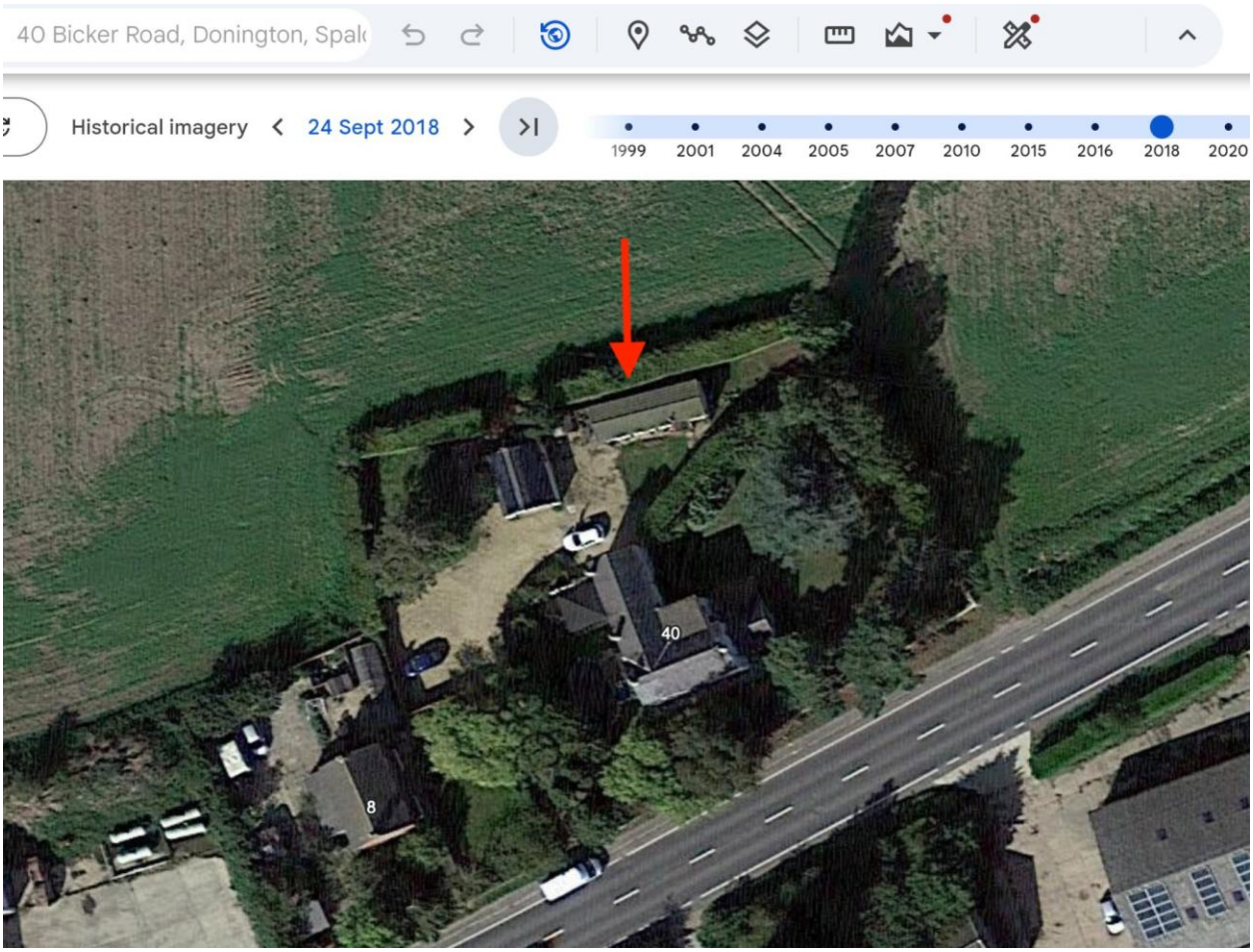


Figure 10 - Historic aerial imagery dated 24 September 2018. Historic aerial image. The caravan remains visible in the same general position.

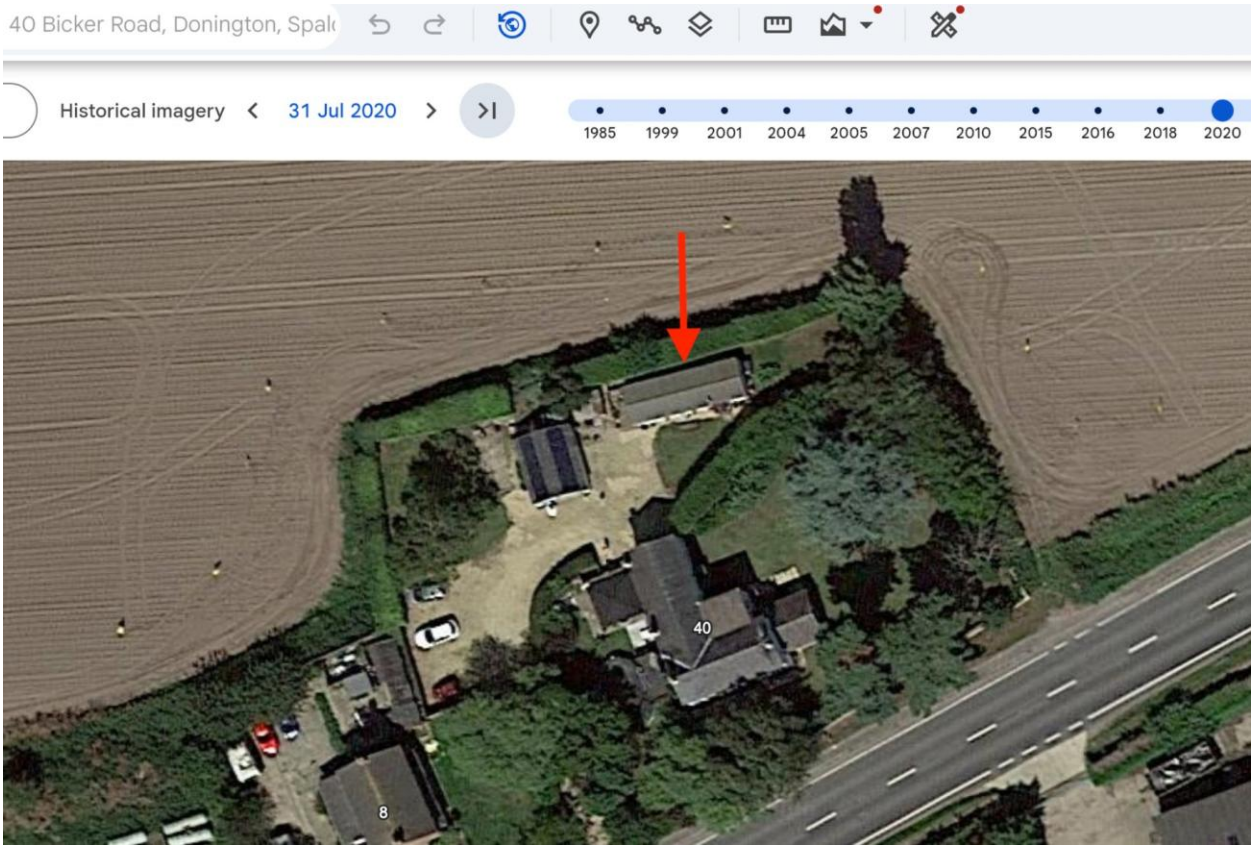


Figure 11 - Historic aerial imagery dated 31 July 2020. Historic aerial image. The caravan remains visible in the rear/northern position.

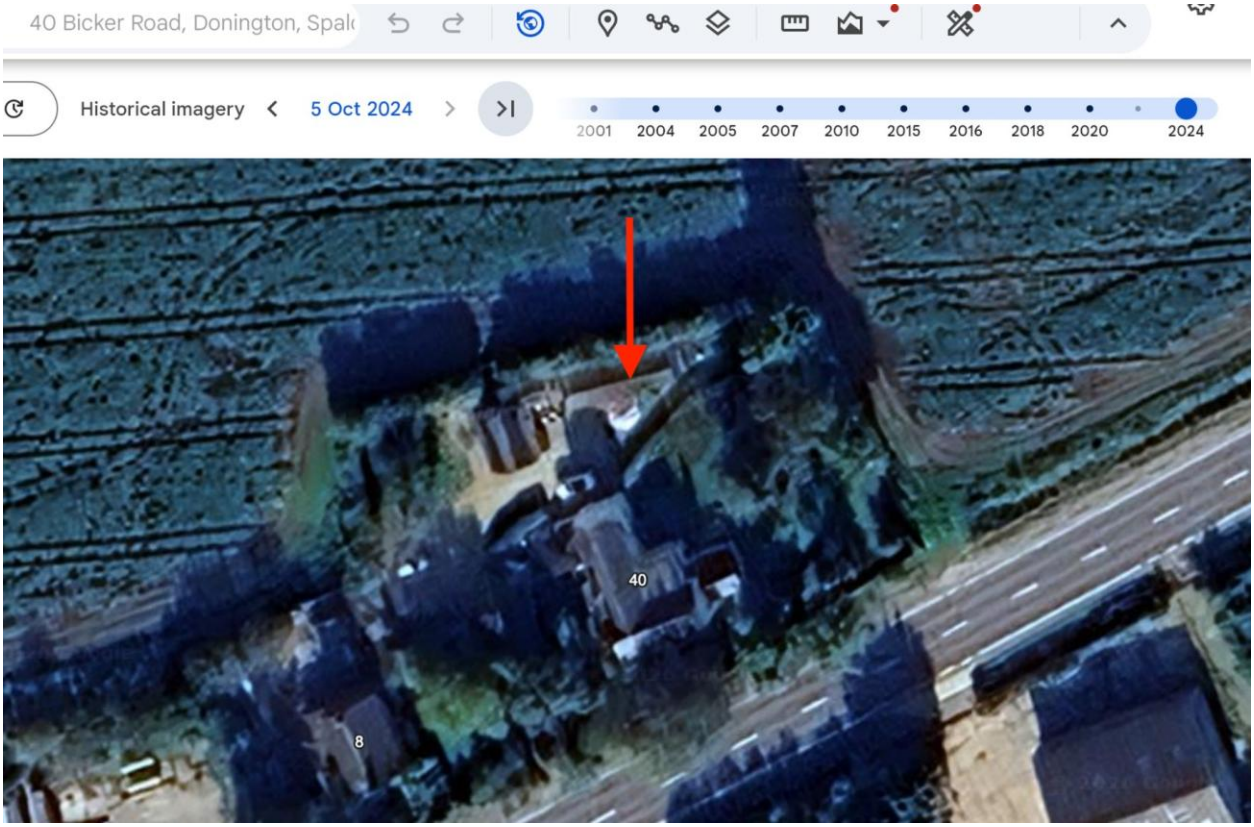


Figure 12 - Historic aerial imagery dated 5 October 2024. Historic aerial image after purchase year. The caravan remains visible in the same position.