

DECISION DELEGATED TO HEAD OF PLANNING**DECISION DELEGATED TO HEAD OF PLANNING**

Application No: H05-0054-23 **Applicant:** Mr & Mrs N Pickett

Proposal: Details of soakaway system. (Condition 9 of H05-0036-22)

Location: The Lawns Caravan And Campsite Lowgate Road Fleet Hargate

Terminal Date: 17th March 2023

Planning Policies**South East Lincolnshire Local Plan - Adopted: March 2019**

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy

National Guidance**National Planning Policy Framework 2021**

Section 12. Achieving well designed places.
Section 14. Meeting the challenge of climate change, flooding and coastal change.

Representations:

	Object	Support	No Obj.	Comments
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT**Proposal**

The application is to discharge condition 9 of H05-0036-22 (details of soakaway system).

Site Description

The application site extends to some 2.1 hectares and is located in open countryside to the north of

the A17 trunk road and accessed via Lowgate, which leads directly off the A17. It forms part of the caravan site and has previously been used for caravan rallies and is generally flat and laid to grass with internal gravel roadways. It has a significant amount of landscaping (some 15,000 trees and hedge plants), both within the site and to the boundaries together with a large fishing lake that was constructed as part of the original consent.

To the immediate north-east of the site is the applicants' home, Lowgate Grange, which has a small fishing lake to the rear. A row of frontage dwellings is located beyond Lowgate Grange to the north and also on the opposite side of Lowgate to the north-east. A bungalow (Ladypud Lodge) is situated some 75 metres to the south-east of the access roadway.

History

H05-0223-08 - Full - Agricultural machinery storage building - Granted 17 April 2008.

H05-0651-11 - Full - Proposed touring caravan site, fishing lake, amenity building and wildlife areas - Granted 8 November 2011.

Condition 3 - No more than 30 touring caravans shall be allowed on the site at any one time.

Condition 4 - The touring caravans shall only be stationed in the positions shown on the approved drawings (northern section of caravan site).

Condition 6 - No touring caravans shall be allowed on the site between 1 October in any one year and 31 March in the succeeding year.

H05-0450-12 - S73 - Modification of Condition 2 of H05-0651-11 to allow amendments to previously approved dwg. nos. 1008/01/LP01, 1008/01/SP01, 1008/01/ABE01 and 1008/01/PP01 - Granted 1 August 2012.

Excluded area of land within south-eastern corner so that it could be used for caravan rallies.

Condition 6 - No touring caravans shall be allowed on the site between 1 October in any one year and 31 March in the succeeding year.

H05-0451-12 - Cond Comp - Details of external materials, lighting and construction of vehicular access and internal roadways (Conditions 10, 11 and 12 of H05-0651-11) - Approved 31 August 2012.

H05-0843-12 - S73 - Modification of Condition 6 of H05-0450-12 to allow touring caravans on site during October Half Term and Easter - Granted 13 December 2012.

Condition 6 - Touring caravans shall only be allowed on site between 15th March and 31st October in any one year, or the following Sunday if the 31st does not fall on a Sunday.

H05-0036-22 - Full - Extension to Touring Caravan Site and Change of use and Extension of Agricultural Barn to Form Reception/Storage of Maintenance Equipment and Cafe, and Ancillary Welfare Facilities - part retrospective - Granted 20 April 2022.

Consultation Responses

South Holland Internal Drainage Board

If infiltration is not feasible at this site, following the drainage hierarchy we would expect the applicant to propose to discharge surface water to a watercourse. In this case, consent would be required under Byelaw 3.

Planning Considerations

The applicant has indicated that the surface water generated in respect of the caravans and motorhomes would, as is common practice, simply fall to the ground and soak away. The small area of additional roof proposed to the existing shed will be connected into the existing soakaway which lies alongside the existing internal access track. This is within a central area of the caravan park where there is satisfactory capacity for drainage fields. The details are considered acceptable.

Conclusion

That condition 9 of H05-0036-22 be discharged.