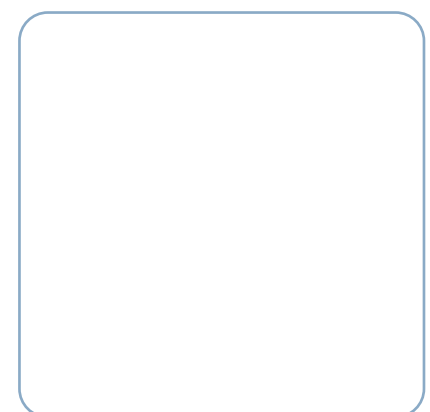
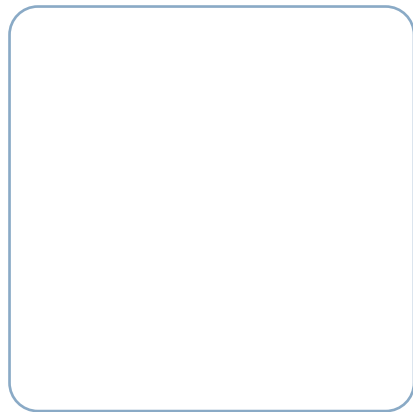
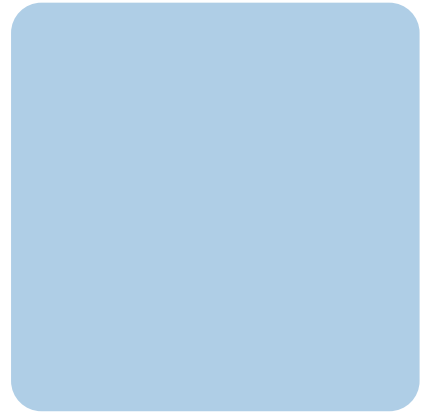
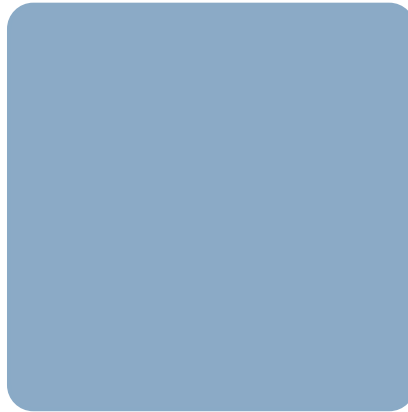
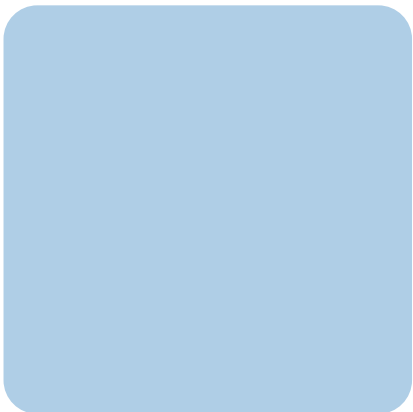
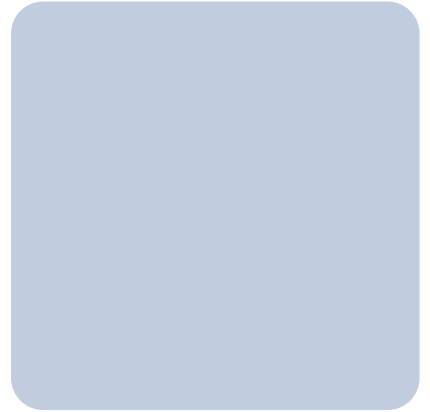
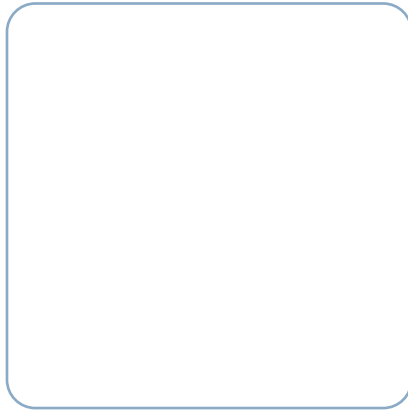
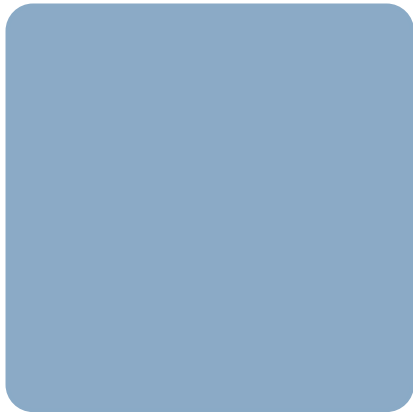




HERON ORCHARD CARAVAN PARK

Planning Supporting Statement





**VARIATION OF CONDITIONS 2 AND 5
OF H05-0847-10**

HERON ORCHARD HOLIDAY PARK

PLANNING SUPPORTING STATEMENT

Date: 18 June 2018

Our Ref: PPS1182
Appeal Ref (optional):

RPS

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QUALITY MANAGEMENT

Prepared by:	Richard Boother
Authorised by:	Nick Laister
Date:	18 June 2018
Project Number/Document Reference:	1182 R RB 180522 PSS

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APPENDICES

Appendix 1: DECISION NOTICE H05-1126-03

Appendix 2: DECISION NOTICE H05-0847-10

1 INTRODUCTION

- 1.1 RPS has been instructed by Mr John Connors to apply to South Holland District Council to vary conditions 2 and 5 of H05-0847-10 in relation to Heron Orchard Holiday Park, Frostley Gate, Holbeach Fen, Spalding, PE12 8SR to increase the number of caravans permitted on the site from 23 to 27.
- 1.2 The remainder of this section of the Planning Supporting Statement accompanying the application sets out the planning history of the site and the background to the application. Section 2 sets out the planning policy context within which the application should be considered and Section 3 provides an assessment of the proposal within this context. Section 4 is a summary of and conclusion to this report.

Site location and description

- 1.3 Heron Orchard Holiday Park is situated 11km to the south east of Spalding and 4km to the south of Holbeach on the north side of the B1165. The holiday park is split into two sites on either side of Frostley Gate, just to the north of the junction with Raven's Bank. The site the subject of this application is on the west side of Frostley Gate, and is generally flat, and comprises 23 no. mobile homes positioned around a central green area. The site is enclosed by maturing trees and hedgerows.

Planning history

- 1.4 Planning permission was granted for the change of use of the site from touring, camping and caravan park to a static holiday caravan park and touring caravan rally area on 31 March 2004 (H05-1126-03 refers)(**Appendix 1**). Condition 6 was varied on appeal in 2005 (APP/A2525/A/04/1150959 refers) so that the vacancy period was for one month only between 28 January and 28 February of each year, as opposed to 31 October and 1 April each year as originally imposed. This condition was varied again in 2010 so that the vacancy period ran from 30 March to 30 April each year (H05-0582-10 refers).
- 1.5 Planning permission was granted for the provision of an additional 7 holiday homes on the existing site by notice dated 3 December 2010 (H05-0847-10 refers) (**Appendix 2**). Attached to this permission were a number of conditions including condition 2 and 5 which stated:

"2. The development hereby permitted shall be carried out in accordance with the approved plans 1:2500 Site Location Plan, received 7 October 2010 and Static Caravan Specifications, received 11 October 201, unless otherwise agreed in writing by the Local Planning Authority.

5. No more than 23 static caravans shall be allowed on the whole of the holiday park (as outlined red on the submitted plans) at any one time."

Application proposal

- 1.6 It is now proposed to introduce a further 4 no. caravans on to the site on land at the western end of the park. It is therefore proposed to vary condition 2 to swap the existing site layout as shown on 1:2500 Site Location Plan, received 7 October 2010 with a revised site layout plan

(1182-0002-01), and condition 5 to increase the permitted number of caravans on the site to 27. Conditions 2 and 5 will therefore read as:

"2. The development hereby permitted shall be carried out in accordance with 1182-0002-01 unless otherwise agreed in writing by the Local Planning Authority.

5. No more than 27 static caravans shall be allowed on the whole of the holiday park (as outlined red on the submitted plans) at any one time."

2 PLANNING POLICY CONTEXT

National Planning Policy Framework

- 2.1 The NPPF was published in March 2012 and sets out the Government's planning policies for England. A presumption in favour of sustainable development is at the heart of the NPPF, which should be seen as a 'golden thread' running through both plan-making and decision-making. For decision-making this means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the NPPF indicate that development should be restricted (Paragraph 14).
- 2.2 Paragraph 7 states that there are three dimensions to sustainable development: economic, social and environmental. The proposed development will be economically, socially and environmentally sustainable taking into account the economic benefits, opportunities created for tourism and leisure, and by causing minimum harm to the countryside.
- 2.3 Paragraph 17 sets out twelve principles that should underpin plan-making and decision-taking, which among other things, seek to: proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving places that the country needs; recognise the intrinsic character and beauty of the countryside and supporting and thriving communities within it.
- 2.4 The NPPF states that the Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future. Planning should operate to encourage and not act as an impediment to sustainable growth, with Paragraph 19 stating *"significant weight should be placed on the need to support economic growth through the planning system"*.
- 2.5 In terms of supporting a prosperous rural economy, Paragraph 28 states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. Significantly, it states to promote a strong rural economy, local plans should, among other things:

"Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres."

Development Plan

- 2.6 Any proposed development must be judged against the relevant Development Plan and other government planning policy and guidance. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that planning applications should be determined in accordance with the statutory Development

Plan unless material considerations indicate otherwise. For the purposes of this application, the relevant part of the Development Plan is the South Holland Local Plan.

South Holland Local Plan

2.7 The South Holland Local Plan was adopted in July 2006, and covers the period to 2021.

2.8 The site is not the subject of any site-specific allocations/designations.

2.9 Policy LT7 is most relevant to the consideration of this application. This states:

“Proposals for new, or extensions to existing, holiday sites for touring, static, transit caravan and camping sites will be permitted provided that the following criteria are satisfied:

1) Provision is made for the landscaping and screening of caravans, buildings and storage areas in order to prevent an unacceptable visual impact on the countryside.

2) The development is small scale and related to the capacity of existing facilities and services in the local area.

3) Occupancy is restricted to genuine holiday and not permanent accommodation.

4) Any associated buildings are sensitively designed and of a scale commensurate with the size of the site.

5) The site is well located in relation to an adequate road system which can accommodate the traffic generated.

6) The proposal would not harm the amenity of existing residents in the locality.

7) The site would not be at high risk of flooding or rapid inundation.

2.10 *This Policy does not apply to residential caravans which will be evaluated using the policies which relate to new housing development.”*

Other material considerations

Government Tourism Policy

2.11 The Government's Tourism Policy document published in 2011, states that the 200,000 businesses in the tourism industry are vital to our economy and key contributors to the recovery. They directly provide £52bn of our GDP, 4.4% of our jobs, and have made tourism one of our fastest growing sectors, and provide employment in our most rural communities and enjoyment to millions. Among the many initiatives in the policy is the desire to provide more attractive alternatives for British travellers considering whether to holiday in the UK rather than abroad, by broaden our offer.

Greater Lincolnshire LEP Strategic Economic Plan 2014-2030

2.12 The Greater Lincolnshire LEP Strategic Economic Plan 2014-2030 describes the actions that the Greater Lincolnshire LEP will lead and support, in order to deliver its ambitions for the local and national economy. The visitor economy is worth over £1.9bn per annum to the Greater Lincolnshire economy, supporting over 39,000 jobs with long-term growth potential.

Significant growth can be generated from extending the season and converting day visitors to overnight stays. The Plan seeks to capitalise on South East Lincolnshire's inherent assets and promote tourism development which complements and enhances them.

3 ASSESSMENT

Tourism

- 3.1 As noted above, Policy LT7 is the most relevant policy in relation to this proposal. The proposal complies with this policy in the following ways:

1) Provision of landscaping

- 3.2 The existing site is enclosed by trees and hedgerows providing an attractive setting for the park, and offering a high level of screening from the surrounding area. The proposed units will be located at the western end of the site between the two rows of existing caravans. As such the new units will be well screened by a combination of the existing landscaping and existing caravans. Any views of the new caravans from the surrounding area would be seen against the backdrop of the existing units. As such there will be no not impact on the appearance of the to the detriment of the visual quality of the countryside, and no additional landscaping is proposed.

2) Scale

- 3.3 The addition of 4 no. units to the park is considered to amount to small scale development, and it is considered there is capacity within the site in terms of physical space and infrastructure. The additional units are not likely to place undue pressure on services and facilities in the local area.

3) Occupancy

- 3.4 As noted above, when planning permission was granted for the change of use of the site from touring, camping and caravan park to a static holiday caravan park and touring caravan rally area in 2004, this was on the condition that there was a vacancy period between October and April each year. This was varied on appeal to one month during February each year, and further varied in 2010 so that the vacancy period was during April each year. This condition was carried forward and incorporated into the controlling permission when an additional 7 holiday homes were approved later on in 2010. In accordance with Planning Practise Guidance (Paragraph: 031 Reference ID: 21a-031-20140306), to assist with clarity, decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged. It is therefore anticipated that in the event of this application being approved, the condition requiring the vacancy period during April will be carried forward in to the new consent.

4) Associated buildings

- 3.5 No associated buildings are proposed as part of this application.

5) Location

- 3.6 The existing site is well located in relation to an adequate road system, being located immediately to the north of the B1165. Occupiers of the additional units will use the existing access to the form park which has excellent visibility in both directions. The traffic Associated

with an additional four caravans is not likely to have a material impact on the capacity of the local highway network, or be prejudicial to highway safety.

6) Residential amenity

- 3.7 The closest residential property to the additional units is approximately 140m to the south west (Bloodfold House.) Given the intervening existing caravans and landscaping, it is not considered that the level of amenity will be unduly harmed as a result of this proposal.

7) Flood risk

- 3.8 It is not anticipated that the additional four units will give rise to unacceptable levels of flood risk. It is again anticipated that condition 7 of H05-0847-10 will be carried forward into a new permission which requires the floor levels of the static caravans to be set a minimum of 500mm above the existing ground level and for the caravans to be secured to prevent them from becoming mobile during a flood event. This condition was originally imposed in order to reduce the risk and impact of flooding on the development and future occupants in according with advice within Planning Policy Statement 25 'Development and Flood Risk' (now superseded by the NPPF).
- 3.9 The proposal to vary conditions 2 and 5 of H05-0847-10 therefore comply with the relevant part of the development plan in the form of Policy LT7 of the South Holland Local Plan.
- 3.10 Through increasing the stock of tourism accommodation and thus providing greater choice in the market, the provisions of additional units at Heron Orchard is consistent with the Government's Tourism Policy through broadening the offer for domestic holiday makers. In the same way, by supporting the existing business at Heron Orchard, the additional units are consistent with the aims and objectives of the NPPF to supporting economic growth in rural areas.
- 3.11 As noted in the South East Lincolnshire Local Plan 2011-2036: Publication Version (March 2017), for which the Examination Hearings has recently concluded and which will on adoption supersede the South Holland Local Plan, Tourism is an important part of South East Lincolnshire's economy, generating £136.7million in 2012 (Greater Lincolnshire Destination Management Plan 2013-2020, Lincolnshire County Council 2013.) The Greater Lincolnshire Strategic Economic Plan (2014) seeks to capitalise on South East Lincolnshire's inherent assets and promote tourism development which complements and enhances them. The addition of an addition 4 no. units of accommodation is fully consistent with this strategy. Increased visitor spending from the occupiers of the new units will contribute to value of the tourism to the local economy.
- 3.12 The proposed development is clearly consistent with existing tourism policies at a national, regional and local level.

Other Matters

- 3.13 As noted above, the proposed development will the traffic Associated with an additional four caravans is not likely to have a material impact on the capacity of the local highway network, or be prejudicial to highway safety. The impact on flood risk will be mitigated through the re-imposition of the condition requiring the new units to be positioned 500mm above existing

ground levels. The development will not have an adverse impact on any protected species or habitats, nor will it have any impact on a registered or non-registered heritage assets (including the setting of Bloodfold House which is grade II listed). The proposed development will not give rise to any unacceptable impacts in terms of noise or air quality.

4 SUMMARY AND CONCLUSION

- 4.1 Mr John Conners is applying to South Holland District Council to vary conditions 2 and 5 of H05-0847-10 in relation to Heron Orchard Holiday Park, to increase the number of caravans permitted on the site from 23 to 27.
- 4.2 The proposal will meet the expectations of visitors for good quality accommodation in an attractive rural setting that is sympathetic to the natural environment. It will help to secure the delivery and long-term success of the wider site, associated facilities and accommodation, as well as secure related economic benefits for jobs and the local economy.
- 4.3 The proposed development has been found to be consistent with the development plan through Policy LT7 of the South Holland Local Plan, and with national, regional and, local policies in tourism. The economic benefits of the increase in the number of units on the site is consistent with paragraph 19 of the NPPF states that *“significant weight should be placed on the need to support economic growth through the planning system”*.
- 4.4 Therefore, for all these reasons it is considered that the proposal complies with the Development Plan, and that planning permission should be granted.

APPENDICES

APPENDIX 1

DECSION NOTICE H05-1126-03



Town and Country Planning Act 1990

Planning Permission

Reference: H05-1126-03 Received: 12-SEP-03 Type: FULL

Name: Heron Cottage Camping
and Caravaning
Frostley Gate
Holbeach Fen
Spalding Lincs

Agent: Heron Cottage Camping
and Caravanning
Frostley Gate
Holbeach Fen
Spalding Lincs

Description: Change of use from touring, camping and caravan park to static holiday caravan park and touring caravan rally area

Location : Field OS No 1846 Fleet Parish Frostley Gate
Holbeach Fen

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

- 1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 2 The proposed caravans shall be sited at right angles to the northern and southern boundaries of the site in accordance with the applicant's letter dated 4 February 2004. Before any caravan is stationed on the site a layout showing the siting and size of the proposed base(s), together with details of the design, external finishes and position of each caravan to be stationed shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason: To reduce the visual impact of the development on the surrounding countryside.

- 3 Before development begins details of a scheme for the maintenance and rejuvenation of the approved landscaping scheme for the site and new planting shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To secure the growth of adequate landscaping to soften and enhance the appearance of the proposed static caravans which would be stationed for longer periods than touring caravans.

- 4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within the first available planting season following the date of this approval. The trees, shrubs or bushes shall

be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

- 5 The static caravans hereby approved shall be used as holiday accommodation only.

Reason: Without this condition, the grant of planning permission for living accommodation would conflict with national and development plan policies which aim to safeguard the rural quality of the countryside and to prevent unsustainable isolated residential development not essential to the needs of agriculture.

- 6 No caravan on the site shall be occupied between 31st October in any one year and 1st April or Good Friday (Easter Friday), whichever is the earlier, in the succeeding year, except for a period of not more than two weeks over the Christmas and the New Year period.

Reason: To prevent the occupation of the caravans on a permanent residential basis and because the character of the construction or design of static caravans is not generally suitable for continuous occupation, particularly in the winter months.

- 7 Development shall not begin until works for the disposal of storm and foul water have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To provide acceptable amenities for those occupying the caravans and to avoid pollution.

Note(s):

The determined plans are:

Site location plan received 12 September 2003.

1:500 block plan (as amended by applicant's letter dated 4 February 2004) and applicant's letter dated 4 February 2004.

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Priory Road
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Lincolnshire
PE11 2XE

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Sevians

Head of Planning & Development

31 MAR 2004

H05-1126-03

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.

APPENDIX 2

DECSION NOTICE H05-0847-10



FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H05-0847-10 Received: 8th October 2010

Type: FULL

Name: Mr J Smith
Heron Orchard Leisure
9 Blackmans Road
Folksworth
Peterborough
Cambs
PE7 3TH

Agent: Mr J Smith
Heron Orchard Leisure
9 Blackmans Road
Folksworth
Peterborough
Cambs
PE7 3TH

Description: Provide 7 additional holiday homes on existing site

Location : Heron Orchard Holiday Home Park Frostley Gate
Holbeach Fen Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

- 1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans 1:2500 site location plan, received 7 October 2010 and Static Caravan Specifications, received 11 October 2010, unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The static caravans shall be used as holiday accommodation only and shall not be occupied during the period 1 April and 30 April in any one year. They shall not be occupied as a person's sole or main place of residence.

Reason: To ensure that the development is restricted to short term holiday use only and not used for residential purposes. Residential use would be contrary to the provisions of Policy HS7 of the South Holland Local Plan 2006 and the Government's Planning Policy Statement 7

'Sustainable Development in Rural Areas', which seek to control new residential development in the open countryside.

- 4 An up-to-date register of the names, main home addresses, visiting dates and length of stay of all visitors to the site shall be maintained at all times and be available for inspection by the Local Planning Authority at all reasonable times.

Reason: To ensure that the development is restricted to holiday use only and to prevent static caravans from being used for residential purposes. Residential use would be contrary to the provisions of Policy HS7 of the South Holland Local Plan 2006 and the Government's Planning Policy Statement 7 'Sustainable Development in Rural Areas', which seek to control new residential development in the open countryside.

- 5 No more than 23 static caravans shall be allowed on the whole of the holiday park (as outlined in red on the submitted plans) at any one time.

Reason: To define the terms of the permission and to ensure that the nature, scale and appearance of the development is acceptable.

This Condition is imposed in accordance with Policy LT7 of the South Holland Local Plan 2006.

- 6 Details of any additional external lighting to be installed on the premises shall be submitted to and approved in writing by the Local Planning Authority before such lighting is installed.

Reason: In the interests of visual and residential amenity.

This Condition is imposed in accordance with Policies LT7 and SG13 of the South Holland Local Plan 2006.

- 7 The floor levels of the static caravans shall be set a minimum of 500mm above the existing ground level and the caravans shall be secured to the ground to prevent them becoming mobile during a flood event.

Reason: To reduce the risk and impact of flooding on the development and future occupants in accordance with advice within Planning Policy Statement 25 'Development and Flood Risk'.

Reason For Approval

The proposal is in accordance with national and local policies as set out in Planning Policy Statement 4 'Planning for Sustainable Economic Growth' Planning Policy Statement 7 'Sustainable Development in Rural Areas' Good Practise Guide on Planning for Tourism 2006. Policy LT7 of the South Holland Local Plan 2006.

There are no material considerations that indicate against the proposal.

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web: www.sholland.gov.uk

Note(s):

The applicant is reminded that an application will also need to be made to South Holland District Council for an amended Caravan Site Licence under the Caravan and Control of Development Act, 1960.

Sewison

Head of Planning & Development

3rd December 2010

H05-0847-10

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.