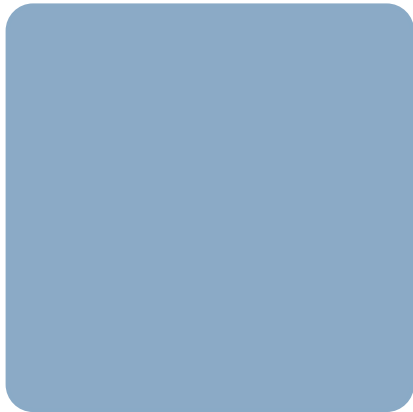
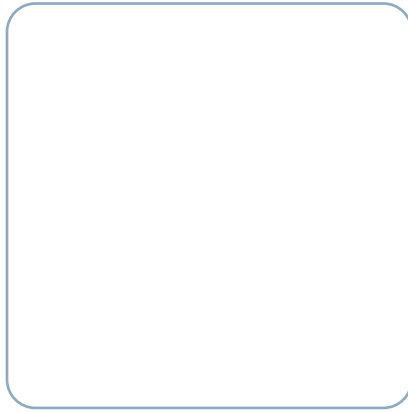
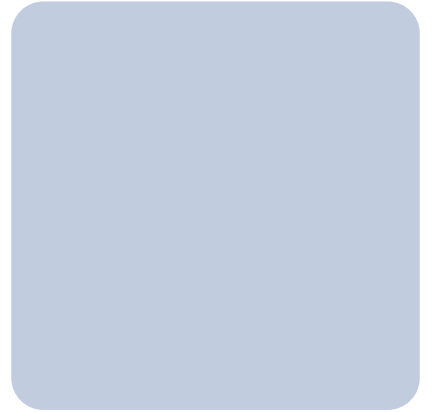
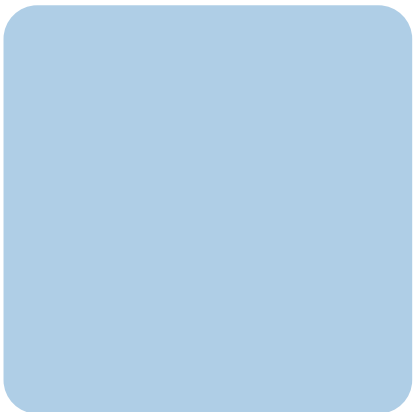
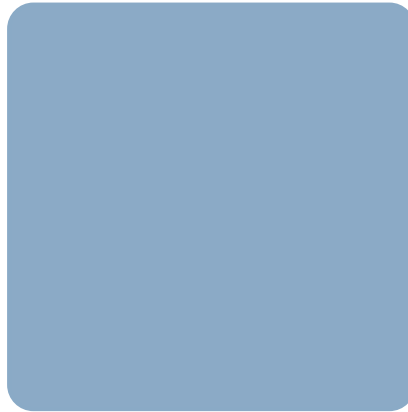
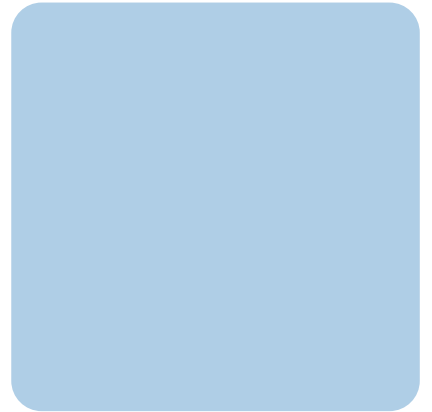
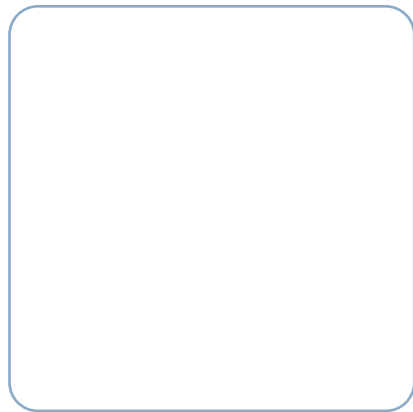
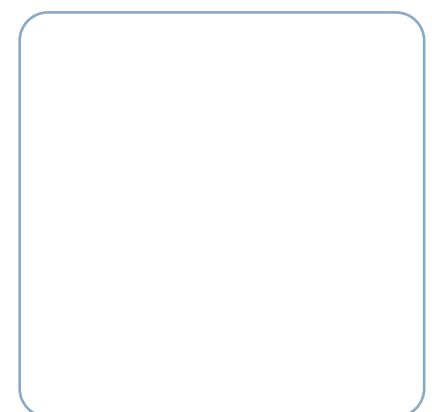




HERON ORCHARD CARAVAN PARK

Planning Supporting Statement





**VARIATION OF CONDITIONS 1 AND 4
OF H05-0847-10**

HERON ORCHARD HOLIDAY PARK

PLANNING SUPPORTING STATEMENT

Date: 24 September 2018

Our Ref: PPS1182
Appeal Ref (optional):

RPS

20 Western Avenue
Milton Park
Abingdon
Oxon
OX14 4SH

Tel: 01235 821888
Email: rpsox@rpsgroup.com

QUALITY MANAGEMENT

Prepared by:	Richard Boother
Authorised by:	Nick Laister
Date:	24 September 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

Appendix 3: DECSION NOTICE H05-0622-18

1 INTRODUCTION

- 1.1 RPS has been instructed by Mr John Connors to apply to South Holland District Council to vary conditions 1 and 4 of H05-0622-18 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 28 to 44.
- 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."

- 1.6 These conditions were varied by notice dated 23 August 2018 which permitted a new site layout showing a total of 28 no. static caravans (H05-0622-18 refers)(attached at **Appendix 3**). Conditions 1 and 4 state:

"1. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Dwg. no. 1182-0001-01;
- Dwg. no. 1182-0002-01;
- Static Caravan specifications (received 11 October 2010) accompanying planning application ref. H05-0847-10.

4. No more than 28 static caravans shall be allowed on the whole of the holiday park (as outlined in red on the submitted plans) at any one time.”

Application proposal

- 1.7 It is now proposed to introduce a further 16 no. caravans on to the site on land in the central section of the site. It is therefore proposed to vary condition 1 to swap the existing site layout as shown on Illustrative Site Layout Plan 1182-0002-01 with a revised site layout plan (1182-0003-01), and condition 4 to increase the permitted number of caravans on the site to 44. Conditions 2 and 5 will therefore read as:

“1. The development hereby permitted shall be carried out in accordance with 1182-0003-01 unless otherwise agreed in writing by the Local Planning Authority.

4. No more than 44 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 July 2018 and sets out the Governments planning policies for England.
- 2.2 Paragraph 8 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 Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. (Paragraph 11).
- 2.4 In terms of supporting a prosperous rural economy, Paragraphs 83 and 84 state:

“83. Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

b) the development and diversification of agricultural and other land-based rural businesses;

c) sustainable rural tourism and leisure developments which respect the character of the countryside; and

d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”

Development Plan

- 2.5 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

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

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

- 2.8 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.

- 2.9 *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

- 2.10 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

- 2.11 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 central section 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 16 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, and again recently under condition 2 of H05-0622-18. 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 16 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 16 units will give rise to unacceptable levels of flood risk. It is again anticipated that condition 6 of H05-0622-18 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 1 and 4 of H05-0622-18 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 1 and 4 of H05-0622-18 in relation to Heron Orchard Holiday Park, to increase the number of caravans permitted on the site from 28 to 44.
- 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 83 of the NPPF states that planning policies and decisions should enable *sustainable rural tourism and leisure developments which respect the character of the countryside*".
- 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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
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.

APPENDIX 3

DECISION NOTICE H05-0622-18

RPS Group plc
20 Western Avenue
Milton Park
Abingdon
OX14 4SH

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 73A CONTINUATION

Reference: H05-0622-18 **Date of Decision:** 23rd August 2018

Applicant: Mr John Connors
C / O Rps Group Plc
20 Western Avenue
Milton Park
Abingdon
OX14 4SH

Location: Heron Orchard Caravan Park Frostley Gate Holbeach Spalding

Description: Modification of Conditions 2 and 5 of H05-0847-10 to allow amendments to previously approved plans and increase the number of caravans on site from 23 to 28.

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. no. 1182-0001-01;
Dwg. no. 1182-0002-01;
Static Caravan specifications (received 11 October 2010) accompanying planning application ref. H05-0847-10.

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

- 2 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 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 advice within the National Planning Policy Framework, 2018, which seek to control new residential development in the open countryside.

- 3 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 advice within the National Planning Policy Framework, 2018,, which seek to control new residential development in the open countryside.

- 4 No more than 28 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 and advice within the National Planning Policy Framework, 2018.

- 5 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.

- 6 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 Section 14 of the National Planning Policy Framework, 2018.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

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.

In accordance with advice from the Environment Agency, the applicant is advised to prepare a flood warning and evacuation plan, undertaken and agreed in consultation with the Local Planning Authority's Emergency Planning Officer.



Phil Norman
Planning and Building Control Manager
South Holland District Council

BUILDING REGULATIONS:

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

<http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

The Secretary of State can allow a longer period for giving notice of an appeal but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

<http://www.planningportal.gov.uk/planning/appeals/planningappeals>

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.