

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H05-1032-25 **Applicant:** Cornerstone Paving Limited

Proposal: Details of layout of caravans proposed on site as well as a scheme of landscaping & tree planting, ecological biodiversity measures & foul water disposal measures (Conditions 4, 6 & 7 of H05-0148-25)

Location: Heron Orchard Caravan Park Frostley Gate Holbeach

Terminal Date: 18th December 2025

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
28	The Natural Environment

National Guidance

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development
Section 4 - Decision-Making
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 15 - Conserving and enhancing the natural environment

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a discharge of condition application providing details of the layout of caravans proposed on site, as well as a scheme of landscaping & tree planting, ecological biodiversity measures & foul water disposal measures (Conditions 4, 6 & 7 of H05-0148-25).

Site Description

The application site (some 0.9ha) is located on the western side of Frostley Gate and is currently grassland. The existing caravan site (Heron Orchard Holiday Park) is located immediately to the north, with dense planting and a drain on the common boundary.

The nearest properties include Bloodfold Cottages and Heron Cottages to the south-east and Riverside House to the south-west, which is grade II listed. Heron Cottage Caravan Park is situated on the opposite side of Frostley Gate.

History

H05-0148-25 - Change of use of land for an extension to existing caravan site for seasonal touring use - approved under H05-0980-23 (allowed on appeal). Modification of Condition 3 to remove the word 'touring' from the description. Approved 09-06-25

Consultation Responses

South Holland IDB

The Board's Officers have reviewed the documents submitted in support of the above planning application. Officers have noted works which require Land Drainage Consent from the Board as outlined in the table below and detailed overleaf. Please be aware of the potential for conflict between the planning process and the Board's regulatory regime.

As Land Drainage Consent is required, the Board strongly recommends that this is sought from the Board prior to determination of this planning application. The Board will only consider the proposals in detail on receipt of an application for Land Drainage Consent. The annexe at the end of this letter outlines the Board's regulatory function and how to apply for Land Drainage Consent.

Highways & SuDs

The conditions for discharge are conditions requested by the Local Planning Authority. It is for the Local Planning Authority to assess/approve.

Ecology

Having reviewed the documents to discharge condition 6 of application H05-0148-25, we are happy with all proposed ecological biodiversity measures for this application and support the discharge of this condition.

Planning Considerations

Condition 4 - layout of caravans proposed on site

The condition requires:

Before the first occupation on any caravan, the approval of the Local Planning Authority is required showing the layout of caravans proposed on site as well as a scheme of landscaping and tree planting for the site (including screening of bin collection points) indicating, inter alia, the number,

species, heights on planting and positions of all the trees, together with details of post-planting maintenance.

The applicant has provided:

- Indicative Site Layout
- Detailed Landscape Strategy
- Typical Tree & Shrub Palette Details
- Soft Landscape Specification

The proposed scheme of landscaping is considered acceptable. The condition seeks to protect both the street scene and the setting of a nearby listed building. The southern boundary which is a hedgerow wildflower with a line of native trees satisfactorily achieves this. The broader scheme of landscaping and plant is also acceptable.

Based upon the information provided condition 4 is hereby discharged.

Condition 6 - ecological biodiversity measures

The condition requires:

Prior to the commencement of use, details of ecological biodiversity measures to be installed in conjunction with the use, shall be submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be constructed/installed in accordance with the details so approved prior to the use being brought into use and shall thereafter be retained.

The applicant has provided:

- Biodiversity Enhancement Letter within which is an Enhancement Plan.

The ecologist has reviewed this information and considers it acceptable and sufficient to discharge the said condition.

Condition 7 - foul water disposal

The condition requires:

Before the first occupation of the caravans, details of the means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

The applicant has provided:

- Indicative Site Layout

The plans show that a package treatment plant is located to the west of the site. The IDB have been consulted and have stated that "The applicant has indicated that they wish to discharge treated foul water to a watercourse following treatment (Package treatment plant). This proposal will require consent under Byelaw 3. Please note that any consent granted for the discharge of treated foul water is likely to be subject to a Treated Foul Water Development Contribution fee (TFWDC) as outlined within our Development Control Charges and Fees."

Given that the IDB governs the discharges through their own legislation/permitting procedure then the information provided for the planning stage is considered acceptable. The condition is therefore discharged.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in

discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Conclusion

Conditions 4, 6 & 7 of H05-0148-25 is hereby discharged.