

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H09-0695-26 **Applicant:** Mr E McGowan

Proposal: Details of foul & surface water disposal, site management plan & external illumination of all buildings and areas (Conditions 4, 6 & 8 of H09-1284-25)

Location: Lazy Acre Caravan Site Little Dog Drove Holbeach St Johns

Terminal Date: 17th September 2026

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
04 Approach to Flood Risk
20 Accommodation for Gypsies, Travellers and Travelling Showpeople
30 Pollution

National Guidance

National Planning Policy Framework August 2026

Section 14 - Achieving well-designed places
Section 17 - Pollution, public protection and security
Section 18 - Managing flood risk and coastal change

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a discharge of condition application providing details of foul & surface water disposal, site

management plan & external illumination of all buildings and areas (Conditions 4, 6 & 8 of H09-1284-25).

Site Description

The site is located at Lazy Acre Caravan Site, Little Dog Drove, Holbeach St Johns. The site includes an amenity building, that is currently being lived in, this is in breach of planning permission.

The site is accessed from Little Dog Drove, through a gated access and is treated with high planting.

The site context is predominantly characterised by agricultural land and sporadic development, there is dispersed residential development in the surrounding area. The site location is not contained within any defined settlement limit as set out in the South East Lincolnshire Local Plan 2019.

History

H09-1284-25 - Change of use of land to caravan site for use by gypsies/travellers and retention of change of use of existing building to associated service dwelling - Retrospective. Approved 04-03-26

Consultation Responses

South Holland IDB

Thank you for the consultation on the above site. I cannot see that any new information relating to the discharge of surface water and treated foul water has been uploaded. Therefore, our comments from the previous consultation (H09-1284-25) still apply.

SUDS

The HLLFA has no objection to the discharge of the conditions. Noting that the submission relies on existing drainage infrastructure and arrangements, the LPA may wish to satisfy itself that these remain suitable and sufficient for the approved development.

Planning Considerations

This application concerns whether the submitted details satisfy the requirements of Conditions 4, 6 and 8 of H09-1284-25. The principle of the development has already been established and is not reconsidered through this application.

Condition 4 - Drainage

The condition requires:

Before the siting of any additional static caravans not already on site, full details of the proposed means of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full before there are any flows into the receiving systems.

The submitted Planning Statement dated 10th July 2026 advises that existing septic tank facilities will continue to serve the site. It refers to the previous Planning Statement and approved Block Plan JC/M228/102A, which identifies the locations of drainage facilities. Surface water disposal is stated to remain via soakaways.

The continued use of existing infrastructure is not unacceptable in principle. However, identifying existing facilities does not, in itself, demonstrate that they are suitable and have sufficient capacity

to serve the approved development, including additional static caravans.

The submission does not adequately establish the capacity and discharge arrangements of the foul drainage system or demonstrate that it can accommodate the anticipated loading. Similarly, insufficient information has been provided about the surface water drainage arrangements and the capacity and suitability of the existing soakaways.

The LLFA's lack of objection is acknowledged. However, its response expressly identifies the need for the Local Planning Authority to satisfy itself that the existing arrangements remain suitable and sufficient. The submitted information does not provide an adequate basis for that conclusion.

It has therefore not been demonstrated that the development would be adequately drained without an unacceptable risk of pollution or increased flooding. The submitted details are insufficient to satisfy Condition 4.

Condition 6 - Site Management Plan

The condition requires:

Prior to any further occupation of the development hereby permitted, a Site Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Plan shall thereafter be implemented in full for the lifetime of the development.

- a) Arrival and departure procedures for touring/visitor pitches;*
- b) A restriction preventing arrivals to touring/visitor pitches before 16:00 hours on any day;*
- c) A requirement that all departing vehicles vacate the site by 10:00 hours on any day;*
- d) Measures to ensure that arrivals and departures are staggered so as to minimise the likelihood of caravans meeting on the site access road;*
- e) Procedures for managing vehicle movements along the access road, including measures to address potential conflict between opposing vehicles; and*
- f) A mechanism for monitoring and enforcing compliance with the approved arrival and departure times. The development shall thereafter operate in accordance with the approved Site Management Plan.*

The submitted statement proposes advance bookings, arrivals no earlier than 16:00 and departures before 10:00. Booking confirmations would explain these requirements, with cancellation and refusal of entry where the arrival restriction is not respected. Multiple arrivals and departures would be scheduled at intervals of at least one hour, and resident site management would administer and enforce the arrangements.

These measures address the principal timing restrictions and provide a basis for staggering movements. However, the statement does not adequately explain how vehicle movements along the access road would be managed in practice or how conflict between opposing vehicles would be addressed.

Separating scheduled arrivals and departures does not eliminate the possibility of conflict with other vehicle movements. No clear procedure is provided for checking that the access is available before an arrival proceeds, coordinating unexpected movements or responding where vehicles meet. The statement also fails to explain how early or unscheduled arrivals would be managed without creating additional conflict on the access road.

Although responsibility is assigned to resident management, no sufficiently clear mechanism is provided for monitoring actual arrival and departure times, identifying breaches and securing compliance. A general commitment to administer and enforce the arrangements does not adequately explain how this would operate.

Consequently, the submission does not sufficiently address the operational requirements of parts (e) and (f) of Condition 6. The Local Planning Authority cannot be satisfied that the proposed arrangements would adequately minimise vehicle conflict on the access road in the interests of highway safety. The submitted details are therefore insufficient to satisfy Condition 6.

Condition 8 - Site Illumination

The condition Requires:

Details of the external illumination of all buildings and areas of the site including details of luminance and fields of illumination shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of those buildings and areas and there shall be no external illumination other than that so approved.

The submitted statement advises that no additional external illumination is currently proposed and that prior approval would be sought should additional lighting be required.

However, the condition relates to external illumination of all buildings and areas of the site, rather than solely to additional lighting. The statement does not confirm whether external lighting already exists or identify any existing fittings that would be retained.

No details of the location, specification, luminance or fields of illumination of any existing lighting have been provided. Alternatively, the submission does not expressly confirm that the site has no external lighting and is proposed to remain unlit.

The Local Planning Authority therefore cannot establish the lighting arrangements for which approval is sought or assess their effects on visual amenity and light pollution. The commitment to seek approval for future additional lighting does not resolve this omission.

The submitted details are insufficient to satisfy Condition 8.

Conclusion

The submitted information does not adequately demonstrate the suitability and capacity of the drainage arrangements, provide sufficient procedures for managing and monitoring vehicle movements, or establish the external lighting arrangements for the site.

Approval of the details submitted pursuant to Conditions 4, 6 and 8 of H09-1284-25 is therefore recommended for refusal.

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.