

**Sibley, Sally**

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**From:** Niland, Mark  
**Sent:** 06 November 2025 09:56  
**To:** \_planningadvice  
**Subject:** FW: H09-0895-25: Lazy Acre Caravan Site.

Hi,

**H09-0895-25 - Lazy Acre Caravan Site**

Can the email below please be captured as supporting information 'Transport Assessment'. 6SUP.

Thanks  
Mark

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**From:** John Church [REDACTED]  
**Sent:** 05 November 2025 16:03  
**To:** Niland, Mark <Mark.Niland@sholland.gov.uk>  
**Subject:** H09-0895-25: Lazy Acre Caravan Site.

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Good afternoon Mark.

Further to our exchange of e-mails on 3 November 2025, I am now pleased to provide comments having considered the Lincolnshire County Council's consultation response to the above application by the Case Officer, Samantha Abram, dated 30nOctober 2025.

It is important that I stress the much reduced scale of this proposal from others previously considered, as I indicated in paragraph 1.1 of the submitted Planning Statement. For the avoidance of doubt, in addition to the retention of the change of use to a single dwelling, it is proposed to accommodate four static caravans and three visitor plots here, predominantly, but not exclusively, to serve the traveller community. This differentiation will, I hope, be appreciated by the County Council because it will have implications for the number of vehicle movements, particularly by vehicles towing caravans to and from the site along Little Dog Drive.

The movement of vehicles towing caravans to and from Lazy Acre will be strictly controlled by the owner, notwithstanding any associated planning or licensing conditions. The owner will require that no arrivals to the three touring/visitor pitches will be permitted daily before 16.00. On the day of departure, all visiting vehicles/touring caravans will be required to vacate the property by 10.00. This will leave 6 hours during the middle of the day when no associated comings or goings will be permissible. This is specifically to reduce the potential for conflict with movements by the agricultural traffic which predominates along Little Dog Drive. In this regard, I note the comment of the Inspector on deciding the appeal on 21 August 2020 against the refusal of planning permission in

respect of application code H09-1276-16 (APP/A2525/W/17/3172802) where at paragraph 6 Mr Sturgess indicated:

*"I do agree with the appellant that the lane is lightly trafficked. Indeed during my site visit I observed a quiet area with very few movements. I equally acknowledge however that activity on the surrounding fields was limited, it was the middle of an average weekday and the caravan site was not in operation".*

Those conclusions were reached in the August of 2020 when summer-time agricultural vehicle movements might be expected to be at a high level, but they do re-enforce the applicant's case that his operational limitation of day-time movements to and from Lazy Acre will assist in avoiding the potential for conflict of passing vehicles on the narrow cul-de-sac at Little Dog Drove at key times.

At paragraph 8, the Inspector went on to indicate:

*"I have concerns therefore that the establishment of the use of the appeal site for the number of pitches proposed (my emphasis) would increase the use of the lane by a substantial amount".*

The number of pitches is now decreased from 15 to a total of 7, of which 4 will be occupied as statics whose occupants can be expected to come and go predominantly at the beginning and end of a normal working day. This reduction is considered to be highly significant.

I remain, therefore, of the opinion that that there will continue to be the ability for vehicles of all kinds to pass, at all normally accepted times, as and when required.

These comments will, I hope, be regarded as a satisfactory response to the County Council's request for further information.

I have noted the County Council's concluding comment that a construction management plan will be required, but I shall need an explanation for its location, purpose and contents before commenting on that aspect, if it is considered necessary for me to do so.

With regards.

John Church

John Church MSc., Dip TP., FRTPI.

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