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TOWN AND COUNTRY PLANNING ACT 1990 FULL

Reference: H09-0895-25 **Date of Decision:** 1st December 2025
Applicant: Mr E McGowan
Lazy Acre Caravan Site
Little Dog Drove
Holbeach St Johns
Spalding
PE12 8RR
Location: Lazy Acre Caravan Site Little Dog Drove Holbeach St Johns Spalding
Description: Change of use of land to static caravan/touring caravan site and retention of change of use of existing building to associated service dwelling - Retrospective

South Holland District Council, in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended), hereby give notice that permission has been REFUSED (or equivalent) for the development referred to above, for the following reason(s):

- 1 The application proposes a permanent manager's dwelling in the countryside. The submission fails to demonstrate an essential functional need, providing no evidence of operational requirements, staffing, 24-hour residency justification, or why existing nearby accommodation cannot meet the management needs.

As such, the proposal is contrary to Paragraph 84(a) of the National Planning Policy Framework (December, 2024) and Policy 1 of the South East Lincolnshire Local Plan (2019), which only permit new rural dwellings where a clear functional or essential need is established.

- 2 The proposed development does not comply with the South East Lincolnshire Local Plan (SELLP) 2019, the Planning Policy for Traveller Sites (PPTS, 2024), or the National Planning Policy Framework (December 2024).

The application proposes a mix of Gypsy and Traveller accommodation, seasonal worker dwellings, temporary employee housing, and emergency accommodation for the public. The proposal fails to demonstrate how the site would operate, how occupants meet the PPTS definition of Travellers, or how it satisfies the criteria of Policy 20 of the South East Lincolnshire Local Plan. Insufficient evidence has been provided to show that the site would be sustainably located, adequately serviced, or provide reasonable access to education, healthcare, employment, shops, and services by sustainable means.

The mix of accommodation types, some of which fall outside Traveller provision, gives rise to principle planning concerns and fails to demonstrate essential need or justification for residential development in the countryside.

The development is therefore contrary to Policies 1 and 20 of the South East Lincolnshire Local Plan, the provisions of the Planning Policy for Traveller Sites and the National Planning Policy Framework (December 2024).

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. Furthermore, matters of concern with the application have been identified and discussed with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory solution and due to the harm, which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

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

The determined plans are:

JC/M228/101 - Location Plan

JC/M228/102 - Block Plan

JC/M228/103 - Floor Plans & Elevations

Flood Risk Assessment

Planning Statement including BNG Exemption Statement

Transport Assessment



Phil Norman
Assistant Director - Planning and Strategic Infrastructure
South Holland District Council

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		

<https://www.gov.uk/appeal-householder-planning-decision>

<https://www.gov.uk/appeal-planning-decision>

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning-inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

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.