



m a t r i x

p l a n n i n g

To:
South Holland District Council
Planning

28 October 2021

Dear Sir/Madam,

Rose and Crown Caravan Site, 1 Low Road, Holbeach Hurn, PE12 8JN

Continued use of site for up to 43 touring caravans and the existing 12 static caravans for all year holiday use; and use of two static caravans as managers'/staff accommodation

1. Summary

The popularity of caravanning and camping both during and after the covid pandemic period has given rise to a revived interest in *staycations*. This application aims to help site operations on this site move into this new era without its unfortunate historic complexity of overlapping permissions and attendant lack of clarity. A positive decision will offer confidence to the owners to introduce considerable new investment to improve their holiday offer.

This application does not propose any physical extension of the site but seeks to (a) simplify permitted site operations, and (b) allow for holiday-only occupation.

Key requests are:

- Holiday makers are currently excluded for a closure period in February/March (see page 4 for review of current closure times). Given the extended demand for holidays, removal of time limits for holiday makers is proposed.
- Two of the 12 statics are to be used as managers' accommodation all year.

A Supporting Statement is attached. This provides a review of sometimes contradictory planning conditions and a justification for a new set of conditions. A description of the site is found in Appendix 1, with commentary on the operator's significant role as a local employer. Planning policies that support the rural economy are described.

There are several past planning permissions that have informed this proposal, and these are listed in Appendix 2. The site will not become a permanent residential site as, given new Condition 2 suggested below.

A Flood Risk Assessment has clarified that the statics are generally safe from flooding currently. However, that will not persist so the proposed x2 permanently occupied managers' statics will be limited to an area free of any flood risk. This Flood Zone 1 area is shown on Plan 4



2. Suggested new conditions.

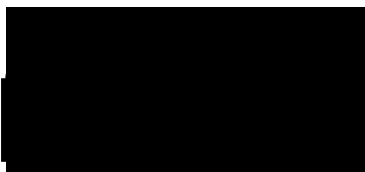
The following conditions are now suggested to replace all the that have occurred before. Not all these provisions are new, and any relevant historic permissions are given in brackets.

1. This permission relates to a use of the site as a touring caravan park for up to 43 touring units and 12 static caravan units (*see H09-0520-88*).
2. The use of the land specified in Condition 1 above shall not be used for purposes other than holiday purposes. No caravan shall be used as the main residence of any occupant.
3. Two of the 12 static caravans approved by this permission may also be occupied by staff and managers throughout the year. The units so occupied shall only be in located the Flood Zone 1 area indicated on approved Plan 4.

It is still an option for the applicant to apply for modification of previous permissions. This route has *not* been taken as:

- this new application reflects a slightly larger red-line site area to include the pub (itself being central to operations)
- the new site area reflects an exclusion area to the east that is not part of the core site. This is edged blue and is the subject of an enforcement notice, and
- clarity is sought with this new permission.

Yours sincerely,



Submitted Documents

- a. This supporting letter with summary
- b. Supporting Statement plus
 - i. Appendix 1: Background and policy supporting rural development
 - ii. Appendix 2: Planning history – Appendix 3: Record of all approvals
 - iii. Appendix 3: Site Plan
 - iv. Appendix 4: Site Photos
- c. Flood Risk Assessment by Stuart Hemmings for the 12 static caravans

Submitted Plans:

- d. Plan 1 – Site and Location
 - e. Plan 2 – Aerial Photo superimposed on Ordnance survey (source Promap) showing context
 - f. Plan 3 – Location of the 12 static caravans as recorded on the ordnance survey plan
 - g. Plan 4 – Flood Zone 1 area for locating up to x2 managers' statics
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Supporting Statement

The following presents all elements of the site in terms of current permissions. The aim is to secure agreement with the Council over the influence of historic permissions on future use.

1. Suggested new conditions.

The following conditions are now suggested to replace all the that have occurred before.

1. This permission relates to a use of the site as a touring caravan park for up to 43 touring units and 12 static caravan units
2. The use of the land specified in Condition 1 above shall not be used for purposes other than holiday purposes. No caravan shall be used as the main residence of any occupant.
3. Two of the 12 static caravans approved by this permission may also be occupied by staff and managers throughout the year. The units so occupied shall only be in located the Flood Zone 1 area indicated on approved Plan 4.

2. New Condition 1 - 43 caravans

A new *Site and Location Plan 1* is submitted that reflects that agreed with the Council in planning enforcement case reference EN123 dated 16.04.2019. Permission was granted in 1988 for a site including 43 touring caravans (H09-0520-88) on a site that is only slightly smaller than the present application site. As this is generally a grassed field, touring caravans may be parked in any location inside the red line area.

The inclusion of 43 tourers in this application merely repeats what has already been allowed in 1988 (H09-0520-88).

3. New condition 1 – 12 Static caravans

12 static caravans have been on the site lawfully for some years and are a lawful use of the site. *Plan 3* shows the location of 12 statics as recorded on the current ordnance survey - please note they are not drawn on by the applicant and they largely reflect current static positions.

These static caravans are relocatable and so may be placed anywhere on the site, and they may from time to time be replaced. The 12 are presently clustered in the west and southern corners shown on *Plan 3*.

Static caravans were recognised as legitimate in 2010 (see permission H09-0908-09), and further legitimised by condition 2 of permission H09-0925-10. A subsequent appeal in 2015 (H09-1052-13), on another topic, also recognised the presence of 12 static caravans. *The inclusion of these 12 static caravans merely repeats what has already been allowed.*



4. Condition 2 - Holiday Use only

Permitted times of use has caused great confusion and is the prime reason for this application; uncertainty is inhibiting investment. The times allowed sometimes conflict, and do not acknowledge the extended camping season that includes the winter period.

There are 4 main permissions that guide times of operation. These are listed as the following items in the *Site History* in Appendix 2 and are specified below.

Item in appendix 2	reference	precis
1	H09-0520-88	Site closed by 31 st October, reopens 1 March
2	H09-1209-95	storage of up to 15 caravans allowed in the closed period up to 1 st March
6	H09-0908-09	seasonal workers allowed in the 12 statics during 1 st March to 31 st October
7	H09-0925-10	various time constraints applying to holiday makers, seasonal works and storage meaning closure 21 st Feb to 19 th March.

The effect of the above requires closure between 1 March (permission H09-0520-88) - 19 March (permission H09-0925-10) - a total 19 days. However it is understood the Council believes the period is 19th March to 20th February – a total of 28 days. Other interpretations are possible by reading the variety of past permissions in combination. The matter is however not relevant if the Council approves this application.

The above time periods primarily aim to prevent permanent residential occupation and limit seasonal workers. It is now stressed that seasonal workers are no longer proposed.

Visual impact is also raised as a reason for some conditions, but the site is now largely screened by mature hedges. It is therefore suggested that there is no longer any need to remove stored caravans or tourers from the site.

The conditions do not reflect current holiday needs, particularly with an extended holiday season. Proposed Condition 2 thereby states

The use of the land specified in Condition 1 above shall not be used for purposes other than holiday purposes. No caravan shall be used as the main residence of any occupant.

This condition will prevent permanent residential occupation and will allow for ready enforcement. **This approach has been followed in permission H05-0699-15 (Log Cabins at Lowgate, Fleet).**



5. Condition 3 - Management units for the site.

Site management requires an on-site presence throughout the year. The site offers considerable employment with full time equivalent staff numbers of 10 over the peak period. A permanent on site presence is needed by augment and staff.

It is requested that permission be granted for two of the 12 statics to be occupied by managers or staff all year round. The site is not presently subject to flood risk, but will be partly at risk in the year 2115 (i.e. in approx. 100 years' time).

A Flood Risk Assessment has been carried out that reviews this. Plan 4 specifies an area where there is no flood risk as it is on higher land. Permanent occupation of x2 statics as management accommodation can be safely accommodated. This area has been drawn conservatively to remove any doubt about future safety (a future application may be made to the Environment Agency to see changes to current risk mapping at this location).

6. For information - Caravan Site licensing

It is understood that prospective changes by SHDC to the parallel Site Licensing regime mean the present site license is not relevant to determination of this application. Following review, a new Site License will merely reflect normal health and safety site controls, leaving the Council's Planning function to manage times and extent of use.

Discussion with your Site License colleagues reveals that they will no longer take an interest in total permitted caravan numbers and environmental controls (other than applying national standard conditions). Consequently, the matters in this application are solely the concern of planning control.



Appendix 1

Background and policy supporting rural development

The Rose and Crown Public House and associated caravan site are located on the north-eastern fringe of Holbeach Hurn, close to the junction of Low Road and Marsh Road. There are presently two vehicular accesses, one serving the public house and the other the caravan site.

Residential properties are situated to the south and west off Low Road/Marsh Road.

On the northern edge of this field, a substantial copse of trees partly separate the site from Marsh Rd.

Glimpses into the site from Marsh Road may be seen from gaps in the hedgerow and from one of the accesses. Views into the site are generally limited as the northern perimeter hedge to Marsh Rd is now mature and mostly prevents views from that road.

An open area (a field) runs along the north-eastern boundary, and the eastern boundary is unmarked but faces a field used occasionally for tents and rallies. A house (The Spinney) and other residential properties are situated further to the north-east and east off Baileys Lane. A large, detached house called the Spinney, a copse of trees and further scattered houses lie beyond. The south-eastern boundary is marked by a drain.

It is outside a defined settlement limit as defined in the Southeast Lincolnshire Local Plan, 2019. The site is within Flood Zone 3 on the Environment Agency Flood Maps and within an area identified as "Danger for Some" within the Southeast Lincolnshire Strategic Flood Risk Assessment, 2017.

Improvements off the site will help to support continued improvement of the Rose and crown and its popular services. The site offers considerable employment with full time equivalent staff numbers of 10 over the peak period.

Support for improvement of this site would meet the rural tourism leisure and economic objectives expressed in the local plan and national planning policy framework in supporting a prosperous rural economy. It also supports those policies to encourage provision of opportunities for sport and recreation

Appendix 2

Planning history – Record of all approvals

	Planning Ref.	Description and notes
1	H09-0520-88	<i>Touring caravan park of 43 units, toilet, and shower block</i> - Current site plan is slightly larger as it reflects the current use and the agreed enforcement plan (see item 17 below). - Approved (date unclear) - Condition 5: <i>“The site shall not to be used as a caravan or camping site between 31st October in one year and 1st March in the succeeding year, and all shall be removed from the site on or before 31 October in each year”</i>
2	H09-1209-95	<i>Continuation of use of caravan site without removal of unoccupied caravans during winter months</i> - Approved 22.03.2010 - Condition 1 allows storage of 15 caravans between 31st October and 1st March.
Decisions 3 – 5 are refusals		
6	H09-0908-09 - LDC	<i>Use of site for caravans to be occupied by seasonal workers <u>and</u> for touring holiday caravans.</i> - Slighter smaller site than present. - Touring caravan numbers not limited - Approved 22-03-10. - Limited to 12 caravans for seasonal workers 1st March -31 October.
7	H09-0925-10	<i>-S73A Continuation - Variation of condition 5 of H09-0520-88 to allow caravan site to open between 20 March in one year and 20 February in the succeeding year –</i> Granted subject to the following conditions: - No caravan on site shall be occupied between 21st February and 19 March of any year. - No more than 12 static caravans and 15 touring caravans shall be retained/stored upon the site between the 21 February and 19 March of any year. Touring caravans shall only be stored within the allocated area approved by virtue of planning permission reference H09-1209-95. - During the period 31 October in one year and 20 February in the succeeding year, all caravans upon the site shall be used for holiday purposes only and not as accommodation for seasonal workers.



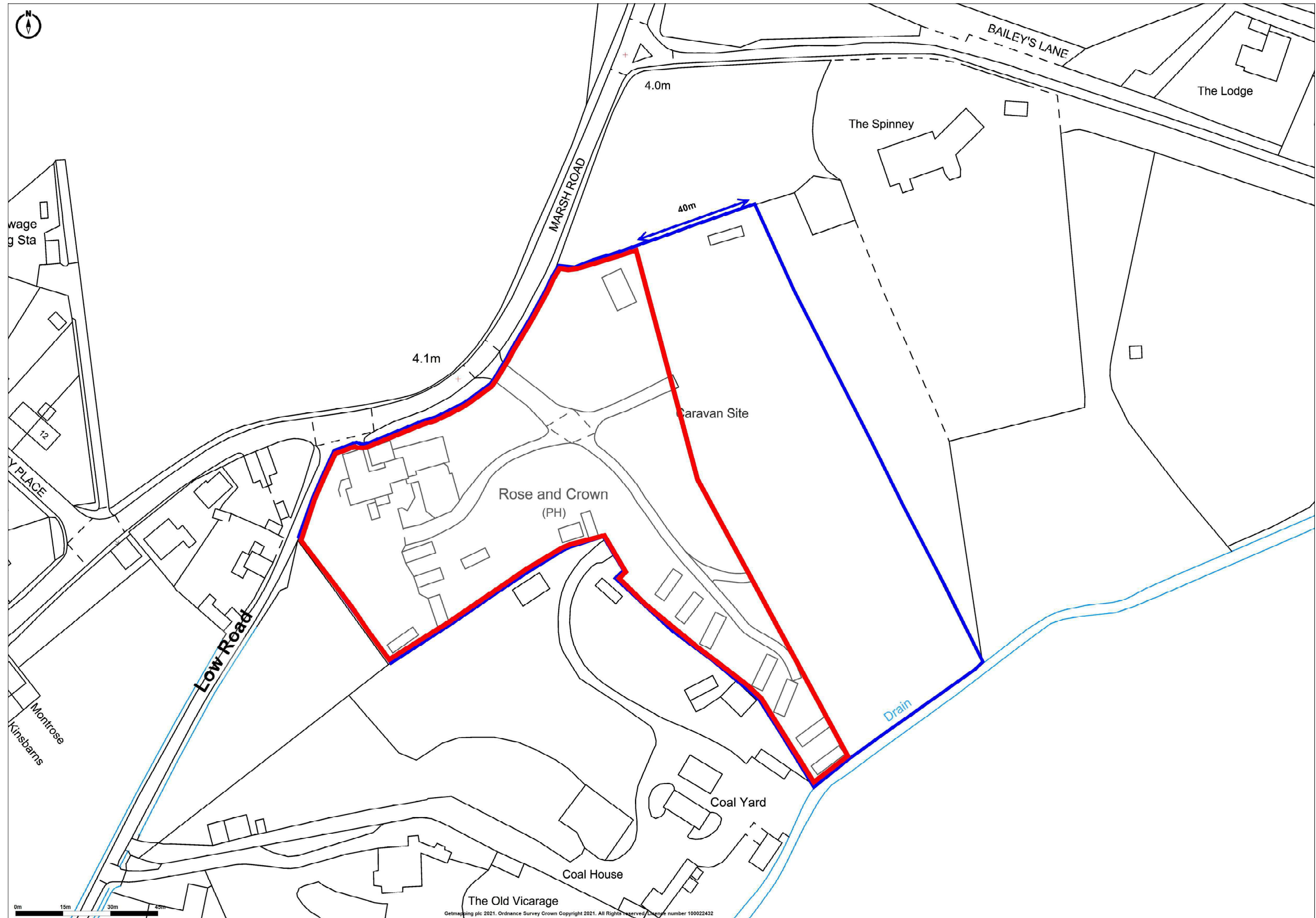
Decision 8 is a refusal		
9	H09-0413-16	<i>Erection of site office and improvements to road (retrospective),</i> Approved
10	H09-1164-16	<i>Siting of storage unit at existing caravan site (retrospective),</i> Approved – temporary.
Decisions 11-13 are refusals		
14	H09-1088-19	<i>Erection of new swimming pool, plus associated decking, balustrading/fencing and external equipment (retrospective)</i> Approved 9 November 2020.
15	H09-0094-21	<i>Siting of storage unit in conjunction with adjoining caravan site (retrospective)</i> Approved 24 June 2021
16	H09-0136-21	<i>Demolition of existing office and erect new site office and storage</i> Approved 12 April 2021. Not yet built.
17	Enforcement notice: EN123 dated 16.04.19	<i>Appeal 3228584.</i> Appeal unsuccessful but helpfully clarified the extent of the lawful caravan site.





Appendix 3 Site Plan

The Rose and Crown Caravan Site, Holbeach Hurn, Low Road PE12 8JN

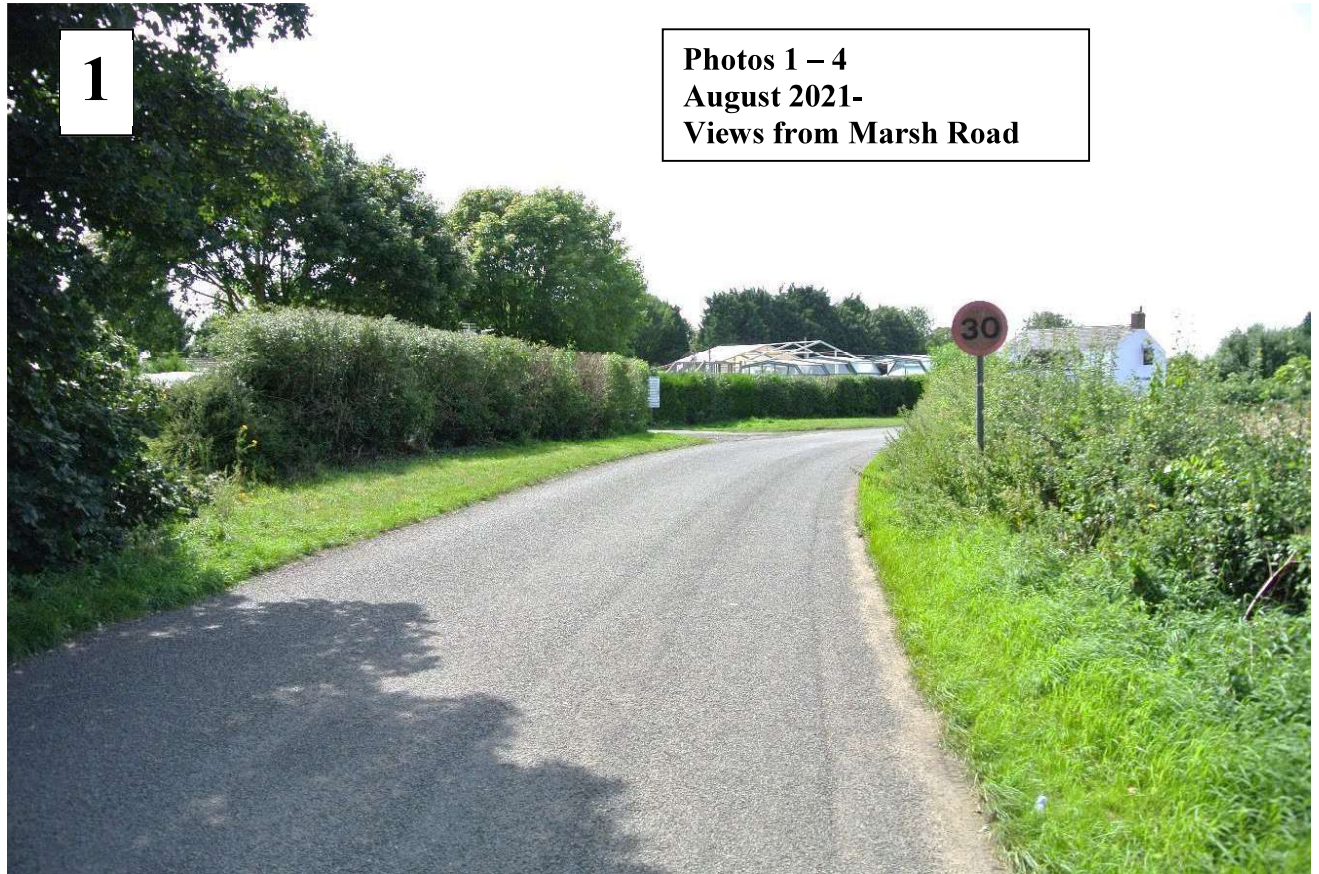


Plan 1 - Site and Location

Use of site for up to 43 touring caravans and 12 static caravans



Appendix 4 Site Photos





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Photos 5 & 6
October 2019

← North

Marsh Road

PUB



6



North

Marsh Road

PUB

