

Head of Planning Services
South Holland District Council
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE

FAO Angela Simmonds

Dear Sir/ Madam;

6 July 2017

RE: Reinstatement of access to serve the caravan park to the rear of The Hamber, Vicarage Road, Long Sutton

The caravan park to the rear of The Hamber is currently subject to a certificate of Lawful use submission seeking confirmation to the permissions and usage on the site remains extant. The officer has confirmed

I would suggest that the way forward may be a planning application for a site access over the adjacent land for an access and although I cannot give you any assurances on the approval of an application I cannot see any particular issues with an application as permission was granted before for an access from that highway in only a slightly different location. There is no issue with the use of the land as a caravan site and the Council is unlikely to raise issues with this in light of the original permission and the subsequent temporary permission for the use for power station workers and whether or not you feel a Certificate necessary to establish this is matter for you and your client.

As part of the process the officer Mrs A Simmonds raised an issue in relation to the access for the caravan park as this had been severed when the Hamber (bungalow) was sold off, and a new albeit informal access was taken from the caravan/ events field to the east.

The aerial photos below show the access and internal road way in grey chippings within the grassed field in position from 1999-2007 and it is still visible in the 2016 google earth photo although it has grassed over owing to limited use.

Notwithstanding this evidence a planning application was requested to regularize and reinstate the access.



2005



2006



2007- access track clearly visible



2016-access track overgrown- but still visible through the grass

This application is seeking permission to uncover the existing track by the removal of the overgrown grass and to recover this with additional chippings so that it can be used in conjunction with the caravan use on the adjacent land.



The access track is located approximately on the lines defined by the red edge on the plan opposite, which correspond to the alignment of the existing track as shown on the aerial photos above.

Traffic generation and visibility

The traffic generated by the caravan use will be limited and sporadic and will not materially impact on the flow of traffic along Vicarage Lane.

Adequate visibility is available in both directions from the existing crossover.

FRA

Although the site (and indeed all of Long Sutton) is within a flood zone (3) as identified on the flood map for planning, the development proposed will not impact on the risk of flooding - as the substantive development, the caravan park is already established. Moreover the access way is in place and is composed of stone chippings and as such is permeable and will not increase the risk of flooding elsewhere.

The proposal has no material implications in terms of planning policy or environmental constraints and is simply procedural requirement to regularize the access.

Conclusion

Whilst the access track does form part of the certificate of lawful development application currently before the councils the officer is not content that sufficient evidence has been presented to establish that it has been in place and used for at least 10 years. It was clearly in place from 1999 and in active use until at least 2007 thereafter it has been in sporadic use and has become overgrown, however it is still in place.

I trust that this is in order, however if you require any further information or clarification, please contact me at the above.

Yours Faithfully

Tim Slater

Tim Slater
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