

South Holland District Council
Planning Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE

Date: 19th April 2022
GPS ref: 21_1186
Planning Portal ref: PP- 11182824

Dear Sir/Madam,

Re: Land North of the Gatehouse, 86 Langhole Drove, Pinchbeck, Spalding, PE11 3SS

An application at the above-mentioned address has been submitted via Planning Portal for *'the use of land for the stationing of caravans for residential purposes, together with the formation of hardstanding and utility/day room ancillary to that use'*.

The applicant seeks planning permission for a 1 no. residential Pitch to meet a recognised need, and a personal need, for such facilities in the area to facilitate a gypsy lifestyle.

Following a site visit and consultation with the client the site layout has been determined to best meet the applicant's requirements and although it has been withdrawn by Government, in the absence of any replacement document, the pitch has been designed with reference to the standards that were defined in *'Designing Gypsy and Travellers Sites – A Good Practice Guide (2008)'*.

The proposed caravans will conform to the definition within Section 29(1) of the Caravan Sites and Control of Development Act 1960 and Section 13(1) of the Caravan Sites Act 1968 and therefore plans and elevations of individual units are not required.

The application site is accessed through an existing access from the Eastern side of Old Fen Lane, a lane off from Northgate Road, with Langhole Drove situated to the south border of the site. The site is enclosed by an agricultural field to the north of the application site. The eastern boundary of the site is enclosed by the Peterborough – Lincoln Railway line. The site is well screened by existing tree planting along the western and southern boundaries, while additional hedge planting along the west of the proposed site will provide additional screening from the rail line.

The application site is located within Flood Zone 3. A Flood Risk Assessment by Geoff Beel Consultancy has been provided as attachment. This Flood Risk Assessment concludes that:

“The proposed development is not in a functional floodplain as defined by NPPF. It is located in the Passive Floodplain protected by defences to a 1 in 100 year return period.

The probability of the site flooding with water from any Black Sluice River system is less than 1% because of the standards of the existing flood defence systems, storage within existing drainage channels and the location of the site. Similarly the same standard is provided by the Environment Agency’s main river and defences. “

The proposal incorporates one mobile home, one touring caravan, and one dayroom. The dayroom is designed to be in keeping with the existing buildings that are nearby and will provide facilities that enable the occupants of the caravans to minimise the recognised hazards associated with cooking and fire in the close confines of caravans and provide facilities for washing and bathing and the maintenance of basic hygiene, constructed out of brick as in keeping with the surrounding developments in the area.

Please note in regards to making the decision that there will be children living on the site and as such any decision taken by the council should be made having considered the best interests of the children that will be on the site. There is an explicit requirement to treat the needs of the children on the site as a primary consideration (UNCRC Article 3, fully set out at para 80-82 of AZ) and, in respect of a decision by the LPA to safeguard and promote the welfare and well-being of the children (Children’s Act 2004, s.11(1)).

Yours sincerely,

Kyle Lamb BSc (Hons)

Application Caseworker

For and on behalf of Green Planning Studios Ltd