SUPPORTING STATEMENT

INTRODUCTION

This statement and assessments has been prepared on behalf of the applicants and seeks to support a retrospective full planning application for 7No static Caravans, 12 hardstanding and 4 soft standing touring pitches as lake Ross Carvan Park, Dozens Bank, West Pinchbeck, Spalding, Lincolnshire, PE11 3NA

This application is being submitted to legalize the additional static caravans on site, following discussion between Kate Bellamy, the applicant and myself. A this will also affect the number of hard and soft standing touring pitches A full planning application is required to legalize the current site in terms of static caravans and touring pitches.

Kate Bellamy has advised the most up to date permission for the site is lawful use certificate, ref **H14-0390-08,** which sets out what is currently deemed to be lawful - 4 static caravans, 11 hard standing touring pitches, and 7 soft touring pitches. Total of 22

Currently on site there are 7 static caravans, 12 hard standing touring pitches, and 4 soft touring pitches. Total of 23. That's an additional 3 static caravans and 1No hard standing with a reduction of 3No soft standing pitches.

PHYSICAL CONTEXTS - See submitted scheme drawings for further details

The site to which the application relates, is located in West Pinchbeck to the western side of Dozens Bank.

The site benefits from Its own access direct from dozens bank leading to parking area and to the caravan and touring pitches located adjacent to the existing large fishing lake.

The site currently has facilities including toilet block clubhouse allowing for a more friendly and secure outdoor space. Currently there are 7 number static caravans, 12 hardstanding touring pitches and 4 number soft standing touring pitches all with access to the lake and on-site facilities.

The site is bordered by well-established hedges, trees and bushes, maintained throughout the year as necessary.

RELEVANT PLANNING HISTORY

H14-0697-22 Change of use of land a static/touring caravan pitches including new access, parking and toilet block. Re-submission – Withdrawn

H14-0697-21 Change of use of land a static/touring caravan pitches including new access, parking and toilet block Refused

H14-0390-08 Use of site for 4 static caravans, site office, 11 hard standing tourers and 7 soft touring pitches. Lawful use certificate – Approved

CURRENT SITE USE AND RESTRICTIONS

The site use has remained unchanged for over 10 years and will continue to be used as a caravan / touring caravan site with fishing lake.

In compliance with the original approval condition the caravans and touring pitches will be let for holiday purposes only, 11 months of the year excluding the month of January. For a period not exceeding a total 28 days in any one financial year and no caravans will be use as a main residence of any occupant.

DRAINAGE, WASTE, AIR QUALITY & BIODIVERSITY NET GAIN (BNG) EXEMPTION

As the application is retrospective, there are new or altered drainage requirements.

We have considered air quality as part of this development and do not consider there is mitigation that can be implemented as part of this development.

The application is exempt from the general Biodiversity Gain condition as retrospective application impacting less then 25m² of habitat.

FLOOD RISK ASSESSMENT AND EVACUATION PLAN

The application is supported by site pacific flood risk assessment and evacuation plan by RM Associates.

See scheme drawings and information submitted along with this statement.
as part of the planning application for further details.

LPC Architectural Design - 80 Parthian Avenue, Wyberton, Boston, Lincolnshire, Boston, PE21 7DQ
M: 07930 915730 E: lee@lpcdesign.co.uk W: www.lpcarchitecturaldesign.co.uk