

From: [Grant, David](#)
To: [_planningadvice](#)
Subject: FW: H14-1205-21 - Mr T Breaker (Lake Ross)
Date: 20 January 2022 14:10:31

Please add this email to the DIP under 6SUP – Objections response.

Many thanks,

David Grant | Senior Planning Officer | **South Holland District Council**

Direct Dial: 01775 764472

www.sholland.gov.uk

Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.



From: G R MERCHANT LTD <grmerchant.arch.cons@gmail.com>

Sent: 20 January 2022 13:17

To: Grant, David <dgrant@sholland.gov.uk>

Subject: H14-1205-21 - Mr T Breaker (Lake Ross)

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Dear David,

Thank you for contacting us with respect to several comments made on the above mentioned application, we have spoken to the client and would like to make the following comments.

The number of caravans submitted with this application is the maximum which the site can hold, therefore, my clients aspirations are to develop the much needed access and parking arrangements along with some of the caravans proposed. Not all caravans will be sited as they will be if and when demand enables them to.

The land in terms of agricultural use has been offered to Mr Breaker as the land is not required for agricultural purposes due to its size and can only be accessed from another agricultural field.

The client's son lives permanently on site and he has done so for the last 4 years this is due to him being the manager of the site and is also there for security.

The site currently has 25 pitches for fishing which enables 2 persons to a peg, therefore, a maximum of 50 people can fish at once. Unfortunately due to there only being 10-12

parking spaces they have had to cancel fishing matches over the last few years due to the lack of safety of the access and minimal parking. The owners vehicles have had to be parked on neighbouring properties to allow for cars when matches have taken place at weekends.

The need for the manager's accommodation will be required by the caretaker. The existing caretaker currently works a few days a week and more over busier periods, however, with the expansion of the site the caretaker will be required 7 days a week to maintain the facility.

At present Viola provides a private waste collection service and this is organised and arranged by the manager and caretaker. Enquiries have also been made by the manager to have more frequent collections when the site has expanded. The new access will also give Viola better turning facilities etc.

There is no need to raise the caravans over a normal height for these on other sites around the area all fixing and anchoring guidance will be adhered to and each caravan will be provided with standard ramps and verandas for use by all persons.

There is an existing package treatment plant on site, therefore, all new caravans and toilets will be provided by a new one and installed and discharge to current regulations and guidance.

Lake Ross has been part of South Holland for a very long time and is fished by many people near and far. Unfortunately, due to the demand of fishing and holidaying in this area due to the current economy to enable this facility to survive, a much needed improved access and parking facilities are required for the safety of all users including motorists along Dozens Bank.

Attached to this email are various letters and emails from existing caravan owners who use the facility and have done so for many years. All of them are in agreement to the access, parking and expansion of the facility.

Other than the managers/caretakers accommodation, all other caravans will be used a maximum of 11 months a year.

Regards
Sarah

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