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Our ref: 3910-21

JUSTIFICATION STATEMENT

**PROPOSED CHANGE OF USE OF LAND & STATIC/TOURER CARAVAN PITCHES INCLUDING
NEW ACCESS, PARKING & TOILET BLOCK**

AT

**LAKE ROSS
DOZENS BANK
WEST PINCHBECK
SPALDING
LINCS
PE11 3NA**

This Planning Application is to acquire Planning Permission for change of use of land along with static/tourer caravan pitches including a new access road, parking and toilet block at Lake Ross, Dozens Bank, West Pinchbeck for the benefit of Mr T Breaker.

Following the Covid 19 pandemic our client has seen a rise in people coming to use his fishing facilities, so the need for more static/tourer pitches and site expansion is paramount.

He has also had communication for SHDC Enforcement regarding the existing static caravans and their position to regularise the situation.

The main increase is to acquire car parking spaces for fishermen on weekends and match days.

The existing facilities to include toilet block and club house will remain allowing for a more child friendly and Covid secure outdoor space.

This application also allows the existing access to be left for emergency access only and allow the existing host dwelling private access and a large garden area.

VAT No: 552 6200 69
Registered in England No: 05667107

Registered Address: Bank House, Broad Street, Spalding. PE11 1TB

This application includes:-

- 40 No car parking spaces at the front of the site
- 5 No 3.8m x 12m static homes
- 8 No 3.1m x 9.7m static homes
- Site managers static home
- 13 No 8m x 8m touring caravan pitches
- Toilet block and amenity block
- 8 No existing static caravans repositioned

S L Darlow

November 2021