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SITING OF TEMPORARY CARAVANS (RETROSPECTIVE)
WEST BANK
SUTTON BRIDGE
PE12 9QH

FOR

ROFFES TRANSPORT LTD

JUSTIFICATION STATEMENT
Addendum – November 2020

The five No caravans on this retrospective application have been in situ for 5-6 years and have been occupied by HGV Drivers on behalf of Roffe's Transport Ltd.

The previous two caravans, which have been on site for 13-15 years, have been formally approved under reference H18-0259-17. Within these two caravans are two full time HGV drivers.

These caravans have not impacted on the environment over the time they have been located on site and have not caused any problems. The applicant is trying to maintain a successful business and employ their own staff and for this reason require the accommodation to house them.

The caravans are accommodation for HGV drivers when they are not working around the country in the lorries. The site is looked after 24/7 by a security guard.

No reference to a Flood Risk Assessment was required under H18-0259-17. The caravans are 600mm off the ground with all services connected. They have signed up to the Environment Agency flood warning system. The Environment Agency have advised that the site is within the 'Danger for Some' flood hazard category. Flood hazard is determined by the depth and velocity of floodwater. The maximum flood depth that could occur in the 'Danger for Some' category is 0.5m. Floor levels at a height of 0.6m will therefore be above the maximum level during a breach.

Sutton Bridge is classed as a Main Service Centre as part of the South East Lincolnshire Local Plan; therefore, the additional caravans will help to sustain the operations of Roffes Transport. The towns facilities are in walking distance to the existing caravans and over the years the caravans have been in situ, the HGV drivers have used the facilities and the local bus routes. By Roffes Transport maintaining the caravans on site allows for their employees to access their work sustainably. Over the years the employees have enabled Roffes Transport to carry on trading in an ever-changing climate.

Roffes Transport is an established employment site as part of the West Bank Industrial Estate and the caravans are ancillary to the effective functioning of the business. Policy 7 of the NPPF states any non-b development will only be supported where the applicant can show that it is ancillary to the effective functioning of the established employment site (SB001).

By maintaining the caravans on site my client has enabled this business to maintain and generate more business. The caravans have been occupied for the last 5-6 years with full time staff and the demand for these caravans has remained due to them being on site workers. 1/3 of Roffes HGV drivers are foreign workers and they require housing needs and prefer to be on site in easily maintained accommodation close to amenities. If any HGV drivers leave this allows Roffes Transport to clean and carry out maintenance before any other workers move in.

The caravans will not have any excessive impact and will not detract from their setting on this established haulage and commercial site. Each caravan enables the occupier to have their own personal space, along with outdoor space, refuse and recycling storage, car parking and cycle storage. The caravans are mainly screened from public view with access to public open spaces in close walking distance.

S L Darlow
November 2020