

Property: Rolma Saltra, Middle Road, Tydd St Mary, Spalding, Lincolnshire, PE13 5QZ

Proposal: Change of use of land to allow standing of six residential static caravans ancillary to existing dwelling house residents to provide accommodation for their children that follow the travelling lifestyle on both a temporary and permanent basis and ancillary works

Applicant: Felix Doran

Local Planning Authority: South Holand

ReF: H21-0494-26

DESIGN AND ACCESS STATEMENT

There are sixteen exhibits supporting this design and access statement. The exhibits are identified as **TAB – 1 – TAB 16** and are contained within an indexed and paginated bundle.

BASELINE

1. The objective of the application is to resolve the accommodation issues facing a Traveller family.
2. Associated with the application are:
 - a) Location Plan
 - b) Block Plan
 - c) Caravan Plan
 - d) Site Specific Flood Risk Assessment
 - e) Confirmation that the application is BNG exempt.
 - f) Confidential Personal Circumstances Report

DESIGN

3. The application Site is on Middle Road, Tydd St Mary. The access is shown at **Tab 1**. The development site is not visible from the road.
4. An environmental search is shown at **Tab 2**.
5. Old Maps of the application site are shown at **Tab 3**.
6. Planning Policy for Traveller Sites is shown at **Tab 4**.
7. The development is Policy compliant. This is shown at **Tab 5**.
8. The planning history of the application site is shown at **Tab 6**.
9. The need for Gypsy / Traveller Accommodation in the district as identified in 2016, 2008 and 2006 is shown at **Tab 7**. The assessments are out of date and as a consequence the Council is unable to demonstrate a five year supply of accommodation.
10. The site is identified by Natural England as having no likely effect on sites protected for nature conservation. This is shown at **Tab 8**.
11. The site is not in the vicinity of a protected built heritage site. This is shown at **Tab 9**.
12. The land has a less than significant effect on the landscape. Landscape character assessments are shown at **Tab 10**.

13. The land appears not to be contaminated. This is shown at **Tab 11.**
14. There is access to water, electricity and foul water services. This is shown at **Tab 12 – Tab 13.**
15. The Environment Agency identifies that the land is not likely to be subject to flooding. This is shown at **Tab 14.**
16. There are no recorded vehicular accidents in the vicinity of the application site. This is shown at **Tab 15.**
17. There is good access to services, apart from dentists. This is shown at **Tab 16.**
18. The design is simple. It is to use existing hard standing to stand six residential static caravans to meet the accommodation needs of a Gypsy / Traveller family. All services can be provided. The land is safe for human habitation and has a minimal effect on the areas character and appearance

ACCESS

19. The existing access onto the Middle Road is to be used. The access is safe, adequate parking can be provided.
20. There is good access to services.

CONCLUSION

21. Incorporation of a Gypsy / Traveller pitch into the accommodation stock of South Holland Council that meets needs of people is to be welcomed.

Stuart H CARRUTHERS
updated May I 2026