



To
The Planning Department
South Holland District Council
Priory Road, Spalding. PE11 2XE

For the attention of Mark Niland
1st June 2014
Our ref : JDA/2023/885
Your ref : H23-0471-23

**ERECTION OF NINETEEN HOLIDAY LODGES, RECEPTION BUILDING, FACILITY
MANAGER'S ACCOMMODATION AND MAINTENANCE SHED. FORMATION OF TWO
FISHING LAKES AND ASSOCIATED HARD AND SOFT LANDSCAPING. BLEU RAY FARM,
MILL GATE, WHAPLODE PE12 6RY**

Dear sirs

Please find attached our application to vary Conditions 7 and 8 of H23-0471-23.

7 The accommodation hereby permitted shall not be used for purposes other than holiday letting purposes. The accommodation shall not be used as the main residence of any occupant. No resident/group shall stay on site for more than 28 consecutive days. The manager of the site shall keep a record of all bookings which will be made available to the LPA upon request.

Reason: *To ensure that the development is restricted to holiday use only and that the accommodation is not used for residential purposes. Residential use would be contrary to the provisions of national guidance contained in Section 5 of the National Planning Policy Framework, December 2023 and to Policy 1 of the South East Lincolnshire Local Plan, 2019 which seeks to restrict residential development in the open countryside to that which is*

necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits. This Condition is imposed in accordance with Policy 1 of the South East Lincolnshire Local Plan, 2019 and Section 5 of the National Planning Policy Framework, December 2023.

The reason for requesting a change to the verbiage of Condition 7 relates specifically to the third sentence - ***“No resident/group shall stay on site for more than 28 consecutive days”***.

This constraint is causing issues to the developer in connection with raising development finance for the project. The institutional funding sources that have been approached feel that the '28 day occupancy restriction' is too onerous and could affect negatively on commercial viability. We are suggesting that the wording is altered to that which South Holland normally impose of 'holiday let' developments as follows ;

“The cabins hereby permitted shall be used as holiday accommodation only and shall not be occupied as a person's sole or main place of residence.

Reason: To ensure that the development is restricted to short term holiday use only and not used for residential purposes. Residential use would be contrary to the provisions of Policy 1 of the South East Lincolnshire Local Plan, 2019 and Section 5 of the National Planning Policy Framework, 2021.

An up-to-date register of the names, main home addresses, visiting dates and length of stay of all visitors to the holiday units hereby permitted shall be maintained at all times and be available for inspection by the Local Planning Authority at all reasonable times”.

This specific constraint was imposed on the 38 cabin development at Lowgate -H05-0565-22 (and others) in 2022 and is acceptable to my client's lenders.

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Condition 8 reads as follows ;

8 The occupation of the managers accommodation hereby permitted shall be limited to a person solely employed in the business occupying the site edged red on the Location Plan (drawing number JDA/2023/885/OS.001). It shall not be occupied until the lodges are complete.

The problem with this Condition is the last section which seeks to prevent occupation until **all** of the lodges are complete. As with most holiday let developments, it is highly likely that the roll out of the units will be phased - depending upon the demand that is encountered. The developer is looking to build out five of the lodges initially and would (at the same time) like to also build the Managers accommodation so that the facility can be operated from the site itself.

We are suggesting the following change to C8 ;

8 The occupation of the managers accommodation hereby permitted shall be limited to a person solely employed in the business occupying the site edged red on the Location Plan (drawing number JDA/2023/885/OS.001). It shall not be occupied until at least five lodges

have been completed.

Attached are the following drawings and documents ;

- H05-0565-22 decision holiday homes.pdf
- Decision Notice.pdf
- MANAGERS UNIT 001-compressed copy 2.pdf
- This covering letter

Please let me know if you require anything further at this stage.

Yours sincerely



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