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Ref: 2983-16

LOG CABIN & TOURING CARAVAN SITE
IRBY HOUSE
MILLGATE
WHAPLODE
SPALDING
LINCS
PE12 6RT

FOR

MR D ROUS

PLANNING DESIGN & ACCESS STATEMENT

VAT No. 552 6200 69
Registered in England No: 5667107
Registered Address: Bank House, Broad Street, Spalding, PE11 1TB

Ref: 2983-16

LOG CABIN & TOURING CARAVAN SITE
IRBY HOUSE
MILLGATE
WHAPLODE
SPALDING
LINCS
PE12 6RT

This Planning, Design & Access Statement is in support of the application by Mr D Rous to erect log cabins and provide a touring caravan site at the rear of Irby House, Whaplode

A pre-application enquiry reply from SHDC was quite encouraging and LCC response was also encouraging - see appendix.

SITE

The site is located to the rear of Irby House in Millgate but access to the site would be via Little Lane, Whaplode which will be improved. The area is grassed with several trees and further landscaping will be completed, along with a play/recreational area.

USE

The scheme being submitted is initially for 5 log cabins and ten touring caravans, water and electricity is available on site. The log cabins and touring site pitches will enable people to visit the local attractions around the area including, fishing lakes, golf courses, nature reserves etc as well as places like Moulton Mill and hopefully putting money into the local area.

LAYOUT

The proposed log cabins and touring pitches are within a well cultivated area of grass paddock. Each cabin/pitch will have plenty of space. As the area is accessed by a drive it will be well protected from traffic noise.

SCALE

The single storey cabins will be approx 6m x 10m with lounge/diner/kitchen areas, bathroom and 1 or 2 bedrooms.

LANDSCAPING

Landscaping will be as plan, increasing the number of trees/shrubs already planted to help maintain privacy.

APPEARANCE

The cabins will be made of timber with unduline roofing, colour to enhance the surrounding area.

ACCESS

Access to the site will be via Little Lane. The access will be to the requirements and specification of LCC Highways Dept. Traffic will be low level due to the relatively small site.

LAND USE

The site is a grassed area which is no longer used by the applicant and part of a previous horticultural site which is now derelict.

FLOOD RISK

The site is unlikely to require a Flood Risk Assessment as it abuts Flood Zone 2.

G R Merchant
July 2016

Ref: 2983-16

APPENDIX

Pre-application enquiry & responses

Environment Agency Flood Risk Map

Gmail G R MERCHANT <grmerchant.arch.cons@gmail.com>

REAR OF IRBY HOUSE, WHAPLODE

Jon Sharpe <Jon.Sharpe@lincolnshire.gov.uk> 8 June 2016 at 13:44
To: G R MERCHANT <gr.merchant@btconnect.com>
Cc: "Grant, David (dgrant@sholland.gov.uk)" <dgrant@sholland.gov.uk>

The junction radius on the east side (I don't think there would be any arrivals from the west) would need to be large enough to allow a car towing a caravan and possibly a mobile home delivery lorry to be able to turn in and out without over-running the highway verges Bob.

Little Lane is single track beyond the commercial buildings and we might therefore require a passing place. Whilst your proposal drawing shows only a few touring caravan pitches and so the frequency of visitor's arriving and departing at the same time and meeting on the highway might be low, the lane is used by other vehicles.

Regards,

Jon.

From: grmerchant.arch.cons@gmail.com [mailto:grmerchant.arch.cons@gmail.com] **On Behalf Of** G R MERCHANT
Sent: 07 June 2016 15:49
To: Jon Sharpe
Subject: REAR OF IRBY HOUSE, WHAPLODE

[Quoted text hidden]

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Gmail **G R MERCHANT <grmerchant.arch.cons@gmail.com>**

REAR OF IRBY HOUSE, WHAPLODE

1 message

G R MERCHANT <gr.merchant@btconnect.com> 7 June 2016 at 15:49
To: Jon Sharpe <jon.sharpe@lincolnshire.gov.uk>

Dear Jon

USE OF SITE FOR HOLIDAY LOG CABINS & TOURING CARAVANS, REAR OF IRBY HOUSE, OFF LITTLE LANE, WHAPLODE PE12 6RT

I have been approached by a client who owns the above site regarding making a Planning application to develop part of his site for use as holiday log cabins and touring caravans.

A pre-application response from the SHDC Planning Department (David Grant) is relatively positive, subject to your thoughts, therefore your informal opinion would be appreciated.

If you require any further information or clarification of my clients aspirations, please do not hesitate to contact me.

Regards
Bob

G R Merchant Ltd
01406 490800

2 attachments

Irby House Jon Sharpe.pdf
304K

2983-16-01 (D.ROUS).pdf
915K

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937

planningadvice@sholland.gov.uk
www.sholland.gov.uk

G R Merchant
Email Address

7th June 2016

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00446-16 **Case Officer:** David Grant
Location: Rer Of Irby House Off Little Lane Whaplode Spalding
Proposal: Use of site for holiday log cabins and touring caravans

Thank you for your enquiry. It is considered that the site may be appropriate for a holiday park use. I would recommend consulting the County Highways Officer prior to submitting an application, as they may express concerns as to manoeuvrability at the point of access. I would also recommend consulting the Environment Agency to ascertain whether the log cabins will meet finished floor level requirements.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

D Grant

David Grant, Planning Officer
dgrant@sholland.gov.uk

Gmail **G R MERCHANT <grmerchant.arch.cons@gmail.com>**

Planning Enquiry

1 message

G R MERCHANT <gr.merchant@btconnect.com> 1 June 2016 at 16:49
To: _planningadvice <planningadvice@sholland.gov.uk>

Dear Sir/Madam

LOG CABINS & TOURING CARAVANS
REAR OF IRBY HOUSE, OFF LITTLE LANE, WHAPLODE
MR D ROUS

I have been approached by a client who owns the above site regarding making a Planning Application to develop part of his site for use as holiday log cabins and touring caravans.

Over several years my client has inquired about making use of his derelict nursery site, he has recently acquired Planning Permission on his fishing lakes site at Lowgate, Fleet Hargate under reference H05-0114-15, for a similar usage.

Your informal opinion of my clients aspirations would be appreciated prior to making a formal Town & Country Planning Application.

If you require additional information at this stage please do not hesitate to contact me.

Your Faithfully
Bob Merchant

G R Merchant Ltd
01406 490800

2983-16-01 (D.ROUS).pdf
915K

Environment Agency

Enter a postcode or place name: PE12 6RT Go

Other topics for this area... Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea)

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

- Flood Map for Planning (Rivers and Sea)
  - Flood Zone 3
  - Flood Zone 2
  - Flood defences (Not all may be shown*)
  - Areas benefiting from flood defences (Not all may be shown*)
- Main River Line
  - Main River Line
- Other national environmental organisations
  - Natural Resources Wales Area of responsibility
  - Scottish Environment Protection Agency Area of responsibility

Map of PE12 6RT at scale 1:20,000

Other maps Data search Text only version



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
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More about flooding:

Understanding the Flood Map for Planning (Rivers and Sea)

A more detailed explanation to help you understand the flood map shown above.

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

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Author: Environment Agency | wybysupport@environment-agency.gov.uk
Last updated: 18th March 2016

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  - Natural Resources Wales Area of responsibility
  - Scottish Environment Protection Agency Area of responsibility



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
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Author: Environment Agency | wlybysupport@environment-agency.gov.uk
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