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Our ref: 4368-25

SITTING OF RESIDENTIAL CARAVAN - RETROSPECTIVE

IRBY HOUSE

MILLGATE

WHAPLODE

SPALDING

LINCS

PE12 6RT

FOR

P & S WILLIAMS

**PLANNING STATEMENT
RE-APPLICATION FOLLOWING REFUSAL**

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This planning application is following a previous application under reference H23-0662-22 where permission was granted for a residential static caravan for the use by P & S Williams. Unfortunately, application H23-0230-25 was refused for the following reasons: -

1. *The static residential caravan is located in the countryside, outside a settlement boundary and is not suitably located with particular regard to the development plan's growth strategy and spatial intent, nor has it been demonstrated that the development is necessary in this location or that it meets the sustainable development needs in the area. Moreover, the siting of the development on an open parcel of land detracts from the rural character of the area.*

The proposal is therefore contrary to Policies 1, 2 and 3 of the Southeast Local Plan, 2019. Policy 1 sets out a spatial strategy for delivery sustainable development access South Eats Lincolnshire to 2036, development outside the defined settlement boundaries is designed as countryside. Policies 2 and 3 of the Southeast Lincolnshire Local Plan, 2019, indicate that sustainable considerations should be met in terms of impact on the character and appearance of the area and the relationship to existing development and land uses. These policies reflect guidance in the National Planning Policy Framework, December 2024, Section 2 advice the purpose of the planning system is to contribute to the achievement of sustainable development, and paragraph 187(b) states that planning decisions should recognise the intrinsic character and beauty of the countryside.

Policy 1 – Spatial Strategy

The site sits outside of the development boundary of Whaplode; however, it is only 1 mile from Whaplode and its facilities. The Council will be aware that the very nature of South Holland and its wide sporadic development, that a large number of dwellings are located outside of the development boundaries and the use of the car is an essential need in these rural locations. The site as a whole is a Brownfield site and has many uses over the years, the land that the caravan site on was part of a horticultural holding which had a vast amount of glasshouses. The existing site is an employment site for several businesses, and the area is not in the open countryside with its surroundings.

Part D – Countryside

The rest of the Local Plan area outside the defined settlement boundaries of the Sub-Regional Centres, Main Service Centres, Minor Service Centre and Other Service Centres and Settlements is designed as Countryside. In the Countryside development will be permitted that 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 economic community or environmental benefits.

Policy 2- Development Management

Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. Size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses.
2. quality of design and orientation.
3. maximising the use of sustainable materials and resources.
4. access and vehicle generation levels.
5. the capacity of existing community services and infrastructure.
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion.
7. sustainable drainage and flood risk.
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and
9. impact on the potential loss of sand and gravel mineral resources.

Policy 3 – Design of new development

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area.
2. distinguishing between private and public space.
3. the landscape character of the location.
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways.
5. The Provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking.
6. The lighting of public places.
7. Ensuring public spaces are accessible to all.
8. Crime prevention and community safety.
9. The orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development.
10. The appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure.
11. Residential amenity.

- 12.The Mitigation of Flood Risk Through Flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
- 13.The use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils.
- 14.The incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling.
- 15.The appropriate use or reuse of historic buildings.

OTHER MATERIAL PLANNING CONSIDERATIONS

Flood Risk:

The site is located within flood zone 1 as defined by the Environment Agency Flood Map for Planning. Therefore, the proposal accords with Policy 4 of the SELLP and the NPPF.

RESIDENTIAL JUSTIFICATION

It is fully accepted that the located of a residential caravan is not wholly in accordance with local plan policy in terms of location. However, the council is respectfully asked to consider the personal circumstances of the applicant and the requested that the permission is made personal to them so that when their occupation ends, the use of the caravan for residential purpose would cease.

In terms of the planning balance, it is suggested that the benefits of the proposal and the lack of harm tilt the planning balance in favour of an approval especially on the basis of the personal nature of the permission.

Out of circumstances beyond their control, the applicants find themselves living on the site in the caravan and this is their only available accommodation. The applicants are long term residents of South Holland. They are better known as the landlords of the Punchbowl Public House and their 22 years running this Public House has made them well known and liked in the area. A few years ago, their long-term care of the public House came to an abrupt end when the owners of the Punchbowl decided not to renew the lease which they were entitled to on the grounds of wanting to turn it into a managed house. The punchbowl remains open as a pub under management and was only closed during the pandemic.

The applicants were left devastated at the prospect of not only losing their income but also their home as the Punchbowl had been the centre of their world for over 22 years. The applicants were faced with the prospect of being homeless and without any income.

The siting of a Canavan on the site was offered by an acquaintance of the applicants and was accepted as a last resort as they were facing homelessness and a lack of immediate funds. The occupation of the site was only ever seen as 'stop-gap' to enable the applicants to get their life back on track and to accumulate some funds for their next home.

The caravan on the site is not a permanent feature and is not convoluted attempt to establish some kind of residential use of the land. It was an emergency solution to the applicant's profound personal circumstances at the time. The council is asked to consider the lack of harm and the nature of the surrounding residential uses which is not affected at all by the caravan on this site.

The council is asked to note that residential development for 2 dwellings (H23-0211-19), Was relatively recently permitted very close to the site. This was not policy compliant however arose out of an extant permission for the site. However, it is considered that it could be justified in Planning Policy Terms due to the lack of harm and it was a positive addition to existing domestic dwellings in that immediate area. Also, in the absence of any flood risk or highways concerns, was likely considered acceptable despite failing outside of the development boundary. This application is temporary in nature with no long term affects.

The council is asked to consider the nature of this occupation which has arisen out of unavoidable personal circumstances. There is a distinct lack of harm with no highways or flooding issues and due to its location, has very little impact on amenity. The Council has the ability to make any permission personal to the applicant and in addition time limit any permission which would give the applicant some time to find an alternative home. The occupation was never envisaged as the long-term solution, but is a stop gap, providing a home whilst a long-term solution can be found.

The caravan is well screened from public views and has no immediate impact on any residential dwellings and with the imposition of conditions can be controlled so that once the occupation of the applicants cease then it must be removed from the site, preventing any long-term impacts.

Due to reasons personal to the client's, as outlined in a personal statement submitted with this application, the caravan is still in place and P & S Williams are still residing in it.

There have not been any complaints regarding the clients living in the caravan and they have been paying and are up to date with their Council tax. The site is in Flood Zone 1 therefore there is no risk to life while living in the caravan.

The previous application was supported by the Parish Council.

CONCLUSION

The siting of the caravan at Irby House for the accommodation of P & S Williams should be favourable for another 2 years as there are no issues with its siting or use. The site is not in the open countryside due to the nature of the brownfield site; residential houses surround the land along with business units to the North of the site.

The siting of a caravan for personal use at this location would have no detrimental impact upon the character of the area due to the location and existing landscaping surrounding the site. There would be no impact upon residential amenity, and the site is not within a flood zone. The occupation of the caravan arises out of profound personal circumstances, and the council is asked to give weight to the lack of harm and the personal occupation which can be controlled by condition which tips the planning balance in favour of tightly controlled approval.

G R Merchant Ltd
October 2025