

Date: 22nd February 2021
Our Ref: LDC3450



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Dear Sir/Madam,

RE: S/184/01284/17 Seasonal Occupancy condition, Willow Lake Holiday Park

Please find enclosed an application for the variation of a planning condition at the Willow Lake Holiday Park, Lymn Bank, Thorpe St Peter. The proposal is to vary condition No.5 on application reference S/184/01284/17. The condition relates to seasonal occupancy and currently states that:

'No caravans hereby permitted shall be occupied between 7th January and the last day of February in the same year for a period of 20 years from the date of this permission, which ends on 14/09/2037. From 14/09/2037 onwards, no caravan shall be occupied between the 1st November in any one year and 31st March in the succeeding year.'

The proposal is to vary the wording of the condition to read as follows:

'The caravans hereby permitted shall be available for year-round holiday occupation until 31st December 2049. From 1st January 2050 onwards, occupancy will be limited to between 15th March and 31st October in any one year, or the following Sunday, if the 31st does not fall on a Sunday.'

During recent discussions with the Environment Agency in relation to seasonal occupancy, they confirmed that the current day breach maps show that the site would not be affected by flood water and would be unlikely to be impacted up to 2050. Accordingly, the Agency advised that they have no objection to the seasonal restrictions being lifted until the end of 2049.

The Flood Risk Assessment (FRA) and Flood Warning and Evacuation Plans (FWEP) for the Park submitted have been updated and are submitted as part of the application documents. These demonstrate that the risk to the site is low and that adequate measures can be put in place to remove the need for a seasonal restriction.

It is accepted that the proposed wording of the condition does strictly accord with Local Plan Policy SP19 and will have to be advertised as a 'departure'. However, it is considered that the latest advice from the Environment Agency is a material consideration and justifies a departure from policy. Also, when the economic benefits to the business and the local area are considered, which will reduce the impact of seasonal tourism, the planning balance, and the presumption in favour of development tilts heavily in favour of the proposal.

I trust that the enclosed documents are self-explanatory, however, please do not hesitate to contact me if you have any questions or if you require any further information.

Yours sincerely

Andrew Clover Director

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