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PARTNERS IN PLANNING

Planning Development Control,
Huntingdonshire District Council,
Pathfinder House,
St Mary's Street,
Huntingdon,
PE29 3TN

9th December 2024

Dear Sir/Madam

Application for a Certificate of Lawful Proposed Development of Roads, Hardstandings and Footpaths in accordance with Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 5, Class B, at Willows Caravan Park, Bromholme Lane, Brampton, Huntingdon, PE28 4NE

On behalf of the owner, please find enclosed our application submitted under Section 192 of the Town and Country Planning Act 1990 with regard to The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO), under Schedule 2, Part 5, at Class B on *"development on caravan site required by conditions"* seeking confirmation that the operational development of Roads, Hardstandings and Footpaths required by the existing Caravan Site Licence reference '*VAN108*' would be lawful under that legislation.

This submission seeks the Authority's approval, that with regard to The Town and Country Planning Act 1990 and for the avoidance of any doubt, it would be lawful to construct the Roads, Hardstandings and Footpaths required by the existing Caravan Site Licence, and that planning permission is not required.

The submission consists of the following documents:

- This covering letter
- Location Plan
- Caravan Site Licence Reference VAN108
- Caravan Site Licence Reference VAN108 Conditions

- Application fee provided under separate cover

Planning History

The land benefits from lawful development certificate references 21/02429/CLPD and 23/01044/CLED for the Use of the Land as a Caravan Site. The Caravan Site benefits from Caravan Site Licence reference VAN108 which could only have been issued if the land benefitted from consent as required by The Caravan Sites and Control of Development Act 1960, Part 1, Section 3 (3).

There are no planning conditions removing permitted development rights.

Assessment

Class B of Part 5 of Schedule 2 of the GPDO affords permitted development rights for *"Development required by the conditions of a site licence for the time being in force under the 1960 Act."*.

In this case, the Caravan Site Licence requires hard standings, roads and footpaths under conditions 3, 4 and 5 respectively. These are set out in full below:

> ***3. Hard Standings***
>
> *A suitable hard standing shall be provided for each caravan.*
>
> *The hardstanding shall extend over the whole area occupied by the caravan and project a sufficient distance outwards from its entrance/s to enable occupants to enter and leave safely.*
>
> ***4. Roads***
>
> *A site road of suitable material shall be designed and maintained to provide adequate access for emergency vehicles.*
>
> *The site road shall be no less than 3.7 metres wide and no caravan shall be sited more than 50 metres from the site road.*
>
> *If a one way system is in use then the roads shall be at least 3 metres wide.*
>
> *Emergency vehicle routes within the site shall be kept clear of obstruction at all times.*
>
> *The site road shall be provided with adequate surface water/storm drainage and shall have adequate lighting to allow the safe movement of pedestrians around the site during the hours of darkness.*
>
> ***5. Footpaths***

Each caravan shall be connected to the site road by a footpath not less than 0.9 metres wide and the footpath shall be provided with a hard anti-slip surface.

If a footpath already exists then this may be .75 wide.

All footpaths shall be provided with adequate lighting to allow the safe movement of pedestrians within individual pitches during the hours of darkness.

Permitted development is assessed against one criterion in the GPDO, setting out that:

> *"C.1 Development is not permitted by Class C if the land is a building or is within the curtilage of a dwellinghouse."*

The land is not a building nor is it within the curtilage of a dwellinghouse.

Summary

We have set out that no planning conditions restrict permitted development rights on the site. Equally, there are no Article 4 directions that restrict permitted development rights on the site.

It is our understanding therefore, that the proposed development accords with the criteria as set out in Class A of Part 5 of the GPDO and therefore constitutes permitted development. A Certificate of Proposed Development should therefore be issued confirming that the proposed development is lawful.

We trust the submission is acceptable and that the application can be duly registered and determined to a positive outcome. Should, however, you require any further information or have any questions or queries at this stage then please do not hesitate to contact me. We look forward to receiving confirmation of registration of the application your formal response in due course.

Yours sincerely,

David Hancock MSc. MRTPI
Principal Planner