



<b>AGENT:</b>	Mr David Middleton - Savills (UK) Limited 16 Grosvenor Court Foregate Street Chester CH1 1HN	<b>APPLICANT:</b>	Mr M Purdom - Park Holidays UK Limited Dovercourt Haven Caravan Park Low Road Dovercourt Essex CO12 3TZ
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## TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION NO:** 20/00197/FUL

**DATE REGISTERED:** 28th February 2020

Proposed Development and Location of the Land:

**Proposed siting of 57 static caravans in lieu of 90 touring caravans within  
the existing confines of Dovercourt Holiday Park.  
Dovercourt Haven Caravan Park Low Road Dovercourt Essex**

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **HEREBY GRANT  
PLANNING PERMISSION** in accordance with the application form, supporting documents and plans submitted, subject to the following conditions;

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans/documents

- LA.D.001.001A (Proposed Block Plan)
- LA.D.045.001A (Planting Plan 1)
- LA.D.045.002A (Planting Plan 2)
- 19/082-03 (Tree Protection Plan)
- Proposed Park Home Elevations/Floor Plans
- VS001 42 14 2B 01 (Static Caravan Elevations/Floor Plans)

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the commencement of development a Construction and Environment Management Plan (CEMP) relating to the installation of new bases and caravans and the excavation of drainage basins/construction of pumping station shall be submitted to, and be approved in writing by, the Local Planning Authority.

The content of the CEMP shall include details of the following:

- no dogs allowed on site;
- pollution control measures to prevent spillage into the borrowdyke and pond using bunds and pollution control kits;
- hours of operation will be within normal daytime hours only (no night time working);
- Ecological Clerk of Works (ECoW) with a toolbox talk at start-up;
- regular checks on construction activity and noise levels; and implementation of a cold weather alert system;
- works restricted to shoulder months - April and/or September/October - so timing of the most disturbing construction works will be outside the main winter period;
- Temporary screening (willow screens or similar) will be used during the construction phase as supplementary planting will not be sufficiently established in time;
- Construction works for the new area will be localised to the proposed development site only and use of heavy machinery will be limited to that required to lay access tracks, excavate attenuation basin, and lay pads for caravans, as well as to deliver the caravans to site.

The approved plan will be implemented in accordance with the approved details.

Reason - To allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

- 4 Prior to the first occupation of the approved development an Environment Management Plan (EMP) relating to the operational phase of the development shall be submitted to, and be approved in writing by, the local planning authority.

The content of the EMP shall include details of the following:

- Restrictions on dog ownership to be imposed within the site;
- Supplementary planting and infilling of the hedgerow along the southern boundary of the site (to the landward side of the borrowdyke) to provide additional visual and acoustic screening from the adjacent intertidal habitats and avoid potential impacts on foraging terns and wintering waders and wildfowl. of scrub species for scrub habitat;
- Removing the proposal to formally permit direct access onto the sea wall from the holiday park;
- Access restrictions imposed at existing access point between November and February through the installation of a lockable gate and signage informing residents of the sensitivities of the adjacent habitats;
- Installation of an information board within the main part of the site encouraging residents to be more bird aware during sensitive seasons, what that entails and information on Hamford Water SPA & Ramsar.

Reason - To allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

- 5 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (The Ecology Consultancy, January 2020), the Great Crested Newt HSI and eDNA Surveys (The Ecology Consultancy, September 2020), the Bat Surveys (The Ecology Consultancy, October 2020), the Invertebrate Assessment (The Ecology Consultancy, October 2020) the Water Vole and Otter Presence / Likely Absence Survey (The Ecology Consultancy, October 2020), the Response to Ecology Comments (The Ecology

Consultancy, February 2021), the Breeding Bird Survey Report (The Ecology Consultancy, September 2020) and the Winter Bird Survey Report (The Ecology Consultancy, March 2020), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason - To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

- 6 Prior to the first occupation of the approved development a Biodiversity Enhancement Layout, providing the finalised details and locations of enhancement measures shall be submitted to and approved in writing by the local planning authority.

The enhancement measures shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason - To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

- 7 Prior to the first installation of any exterior lighting a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

- 8 Prior to the occupation of the development and the parking spaces shown on approved Drawing number: LA.D.001.001A shall be surfaced and made available for parking and retained in this approved form for this sole purpose.

Reason - To ensure that sufficient parking to serve the development is provided and retained in the interests of highway safety within the confines of the holiday park.

- 9 No works except demolition shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- Verification of the suitability of infiltration of surface water for the development. This should be based on detailed infiltration tests that have been undertaken in accordance with BRE 365 testing procedure and the infiltration testing methods found in chapter 25.3 of The CIRIA SuDS Manual C753 and detailed ground water monitoring conducted in the winter months.
- If infiltration is found to be unviable then discharge rates are to be limited to 1l/s for

all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change. All relevant permissions to discharge from the site into any outfall should be demonstrated.

- Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
- Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event.
- Final modelling and calculations for all areas of the drainage system.
- The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

Reasons -

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective operation of SuDS features over the lifetime of the development.
- To provide mitigation of any environmental harm which may be caused to the local water environment
- Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

- 10 No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and to prevent pollution has been submitted to, and approved in writing by, the local planning authority.

The scheme shall subsequently be implemented as approved.

Reason - The National Planning Policy Framework states that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution.

- 11 Prior to the first occupation of the development a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority.

Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

Reason - To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk. Failure to provide the above required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

- 12 The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

Reason - To ensure the effective maintenance of the approved drainage scheme is being undertaken.

- 13 The hereby approved development shall only be implemented in full accordance with the submitted document titled 'Flood Evacuation and Management Plan' (Ref - SHF.201.073.HY.R.002.D - June 2020). The Flood Evacuation and Management Plan shall remain in force for the duration of the occupation period and shall remain a live document and be updated where required.

Reason - The site lies within flood zone 3 at high risk from flooding and a detailed evacuation plan is essential to safeguard occupiers of the development.

- 14 The development permitted by this planning permission shall be carried out in accordance with the approved flood risk assessment (FRA) prepared by Enzygo Limited, referenced SHF.201.101.HY.R.001.A and dated January 2020, and the following mitigation measures detailed within the FRA:

- The caravans on the site will be securely anchored to the ground to ensure that the caravans will remain in position throughout any flood event.

Reason - To prevent damage to the surrounding area in the event of a flood.

- 15 The static caravans hereby approved shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The operators of the caravan park shall maintain an up-to-date register of the names of all owners of caravans on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

Reason - To ensure that the accommodation remains in holiday use in support of planning policies aiming to encourage tourism and does not become a permanent residential use.

- 16 The static caravans hereby approved may only be occupied between the following dates;

- From the 1st March in any one year to 15th February the following year.

Reason - To ensure that the accommodation remains in holiday use in support of planning policies aiming to encourage tourism and does not become a permanent residential use.

- 17 No more than 57 static caravans shall be stationed on the site at any one time.

Reason - A more intensive development would give rise to additional matters that would require the consideration of the local planning authority in regard to landscaping, visual harm to the area and highway matters.

- 18 All hard landscaping, planting, seeding or turfing shown the approved landscaping details drawing no's. LA.D.045.001A (Planting Plan 1) and LA.D.045.002A (Planting Plan 2) shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority.

Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

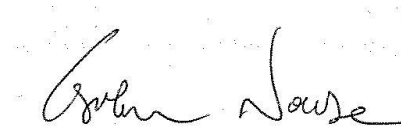
Reason - To ensure the implementation of the approved scheme and adequate maintenance of the landscaping for a period of five years in the interests of visual amenity.

- 19 Prior to the first occupation of the approved development a scheme for the provision of electric vehicle charging facilities for the static caravans hereby approved shall have first been submitted to and approved in writing by the local planning authority. Thereafter the charging facilities shall be installed prior to first occupation of the static caravans and retained in working order.

Reason - In the interests of sustainability and to accord with the requirements of Paragraph 112 e) of the Framework (2021) which states that applications for development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

**DATED:** 27th July 2022

**SIGNED:**




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Graham Nourse  
Assistant Director

**IMPORTANT INFORMATION :-**

The local planning authority considers that the following policies and proposals in the development plan are relevant to the above decision:

NPPF National Planning Policy Framework July 2021

National Planning Practice Guidance

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 Plan (adopted January 2021)

SP1 Presumption in Favour of Sustainable Development

SP2 Recreational disturbance Avoidance and Mitigation Strategy (RAMS)

SP3 Spatial Strategy for North Essex

SP5 Employment

SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)

SPL1 Managing Growth

SPL3 Sustainable Design

HP1 Improving Health and Wellbeing

PP8 Tourism

PP10 Camping and Touring Caravan Sites

PP11 Holiday Parks

PP13 The Rural Economy

PPL1 Development and Flood Risk

PPL2 Coastal Protection Belt

PPL3 The Rural Landscape

PPL4 Biodiversity and Geodiversity

PPL5 Water Conservation, Drainage and Sewerage

PPL10 Renewable Energy Generation

CP1 Sustainable Transport and Accessibility

CP2 Improving the Transport Network

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

TOUR Good Practice Guide on Planning for Tourism

#### Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Legal Agreement Informative - Recreational Impact Mitigation

This application is the subject of a legal agreement and this decision should only be read in conjunction with this agreement. The agreement addresses the following issues: mitigation against any recreational impact from residential developments in accordance with Regulation 63 of the Conservation of Habitat and Species Regulations 2017. Please note that any subsequent variation / removal of condition applications (s73 applications) will require a new legal agreement to secure this obligation unless the development has commenced (subject to all necessary condition discharges) and the contribution has already been paid.

Standard Informative 1: The Provisions of the Essex Act 1987, Section 13 (Access for the Fire Brigade) may apply to this Development and will be determined at Building Regulation Stage.

Standard Informative 2: You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control section at Tendring District Council.

Standard Informative 3: If the development includes the construction of a new building on or at the boundary of 2 properties, work to an existing party wall or party structure or involve excavation near to and below the foundation level of neighbouring buildings, you are advised that the provisions of the Party Wall Act 1996 may apply to this development. An explanatory booklet concerning the implications of this Act is available online or from the District Council.

**The attached notes explain the rights of appeal.**



## NOTES FOR GUIDANCE

### WHEN PLANNING PERMISSION IS REFUSED OR GRANTED SUBJECT TO CONDITIONS

#### APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within the set time frame as outlined below:
  - a. If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Householder Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
  - b. If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Planning Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
  - c. If you want to appeal against your local planning authority's decision on a development which is not caught by a. and b. above then you must do so within **6 months** of the date of this notice. A **Planning Appeal Form** is required, available online <https://www.gov.uk/planning-inspectorate>
- Appeals must be made using the relevant form (as detailed above) which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>. **Please note, only the applicant possesses the right of appeal.**
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions imposed having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

#### ENFORCEMENT

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.