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**From:** [REDACTED]  
**Sent:** 03 May 2022 03:27  
**To:** Planning  
**Subject:** Planning Application No: 3/2022/0218  
**Attachments:** Screenshot\_20220503-030805\_Gallery.jpg; Screenshot\_20220503-023144\_Gallery.jpg; Screenshot\_20220503-023634\_Gallery.jpg; Screenshot\_20220503-023810\_Gallery.jpg; Screenshot\_20220503-023955\_Gallery.jpg; Screenshot\_20220503-023803\_Gallery.jpg; 20220502\_140313363.jpg; Screenshot\_20220503-022745\_Gallery.jpg

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[REDACTED]

FAO Laura Eastwood

Application Number - 3/2022/0218

Address - Shireburn Caravan Park, Edisford Rd, Waddington, BB7 3LB.

Proposal: Variation of condition 5 (closure of existing access to all traffic except for access to the lodge and emergency access to the site) of planning permission 3/2004/0806 to provide free site access to the caravan park via the southern road.

I have viewed the plans submitted, I feel they seriously lack any detail. I strongly object to the application for the following reasons:-

Planning for extension of the caravan site was approved in Nov 2006 with conditions, one being:

**"before any new caravans are first occupied, the existing access shall be PERMANENTLY closed as indicated on the approved plan and be retained solely for access to the Lodge and emergency access to the site"**

To open the access would break the terms of the 2006 agreement. The reason for this condition was **"in the interest of highway safety"**. Nothing has changed since 2006 other than the massive increase of vehicles, HGV's, pedestrians and cyclists using the B6243.

The B6243 is subject to the national speed limit and is often used as a shortcut or rat run with drivers reaching high speeds with disregard to other road users and pedestrians.

The directions on Shireburn caravan sites website, road signs and google maps are all irrelevant as the intended users of the entrance are residential.

Due to the number of collisions vehicles have with Stephens Bridge it is often closed for repair so all diverted traffic would then come from the north. Entering the southern access from the north is to the detriment of highway safety due to visibility.

When planning was approved with conditions in 2006 experts must have concluded that the new entrance was suitable, able and safer to be used by the whole site and that the southern entrance was substandard and not suitable for the significant increase in traffic. There was no mention the entrance would cause any unnecessary and additional movements or that the new entrance would get congested with the amount of site traffic.

The closure of the access didn't mean the vast majority of the site traffic would have to use the northern access, it meant that ALL the site traffic was to use the northern access as agreed when planning was approved.

The northern and southern access points are barely 100m apart therefore opening the southern access will have no effect on the suggested congestion or traffic movements around the site.

Technical Note: Highways seem to suggest the site is used for touring caravans with addressing maps, directions to the site and entering the site towing a caravan. Shireburn caravan park is not permitted to have touring caravans so no cars towing caravans currently use the northern access as stated in the technical note. I fail to see how this information has any relevance to this application.

If the southern access was to be used by 105 residential caravans, 5 long term let flats and 72 holiday caravans how would it be enforced that entry is only allowed from the south and there's to be no exit? The original entrance is my only access to and from my home and to and from a long standing family business caring for dogs. My family, friends, customers and myself will be put at risk with the unnecessary traffic movements on to the caravan site and it will significantly increase the chances of a collision as when we reverse off the drive and exit the access, we will be going against the flow of the majority of the caravan sites traffic entering.

Technical note: highways suggest narrowing the interface, however, there are no plans showing how this could be done. When entering the southern access, the road branches off to the left to Birch Drive, to the right to Shireburn Lodge Kennels, straight on past the kennels to shireburn house and there's also a car park to the right. I fail to see how this could be narrowed without restricting access. Due to the car park being put in front of the kennels there's only just enough room to back off the drive as things stand. [REDACTED] and can't have my access restricted any more. Shireburn Lodge Kennels also has a right of way right up the drive past the top of the kennels, this can't be blocked.

I have grave concerns for pedestrians and cyclists should the access be re-opened to the site. The majority of foot traffic uses the southern entrance, that includes children, the elderly and pets. There is no footpath and visibility entering the site is poor. Shireburn Lodge Kennels front path also comes out on to the access road. Delivery drivers in particular drive at speed around the site and should the access be open I fear there would be a serious accident as it would be impossible for pedestrians/cyclists to get out of the way and drivers wouldn't see them until it's too late. It wouldn't just be cars entering the site but HGVs and vans.

There is no drainage on Shireburn caravan park for run off water, all the rain water runs down [REDACTED] and down the proposed entrance which in winter months is very dangerous due to frozen water.

Opening the entrance would cause my property and occupants unnecessary noise pollution and disturbance due to increased traffic.

[REDACTED] Due to the developments of shireburn caravan park it has

[REDACTED] What used to be a [REDACTED] there is no privacy or peace anymore. The site [REDACTED]

[REDACTED] however if the southern entrance is opened to the site, it will become very dangerous for children with the massive increase of vehicles and poor visibility.

[REDACTED]

When the access was the sole access to the site it was a fraction of the size it is now, there were no residential caravans and the site closed for 3 months of the year. The original, southern entrance is not suitable for the vast size and residential status the site has now reached.

At first it seems as though Shireburn caravan site wants to open the southern entrance to reduce unnecessary movements and congestion on the site (there's no evidence of either of these things) However, Technical Note: Highways states:

**" the occupier of the site is seeking to vary condition 5 as described above to allow the greater use of the southern access by development traffic both currently and to cater for future expansion of the site"**

It seems there's an [REDACTED] wanting to re-open the southern entrance. [REDACTED] has said [REDACTED] wants to separate the residential caravans from the holiday (which people actually live in) caravans. This would mean the whole 105 (106 if planning is granted for the extra 3) residential caravans and the 5 long term let flats would be using the southern access as an entrance and using the new road recently put in without planning, to exit the site. Or perhaps the future expansion is something to do with the touring caravans that are irrelevantly mentioned. [REDACTED]

I struggle to see what development options are available, the site is at its limit with residential caravans and states its already struggling with congestion. Infrastructure would be required to attain any additional traffic on an already busy "B" road.

I've attached a few photos to roughly show the reversing line from [REDACTED], the different directions the entrance takes (Shireburn Lodge, birch drive and shireburn house) the drive from both the top and bottom to show how much space is left when vehicles are parked in the car park, an arial view of the new road and 4 caravans recently put in without planning permission, the North and south access and the front path to Shireburn Lodge.

This planning application shows no detailed plans and is contradictory.

**I strongly object against the variation of condition.**

[REDACTED]

