

Design and Access Statement

10th March 2017

Job no: – The Bridge Caravan Park, Crowland, Peterborough, PE6 0HJ

Job type: Planning Permission

Note: To be read in conjunction with the design drawings and planning application

Design Appraisal

The existing site is located close to the town of Crowland, located off Common Drove, and is currently designated as a caravan park for limited use throughout the year.

The caravan park currently has permission to provide facilities for 15 static caravans, and 15 touring caravans. The permission also allows for a single static caravan for permanent use by the site manager.

The current owner has had ongoing issues with the security of the site, and the poor conditions in which it is left by holiday makers and temporary occupants, with vandalism being a common problem.

Design Principles

Our design brief is to change the use of the site from temporary holiday use to full time residential use throughout the year.

The intention is to create plots for 24 static caravans. Each plot will be 5m in width by 10 in length, and will also include a 6m clear distance between adjacent plots.

The plot allocated to the site manager will be relocated to create additional space.

Each new plot will utilise the existing electrical supply, and plumbing connections, which are currently located around the site.

In terms of local amenities, The Bridge Caravan Park is located less than a mile from the town of Crowland, and there is also a pub located next to the park, which serves food. The park is also close to major supermarkets, which are only 7 miles away.

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Access Principles

Access can be gained via Common Drove (B1166).

Design Summary

Occupation of the park by full time residents would guarantee the upkeep of the site, and improve security, all year round.

Full time residential occupation would also improve the parks current contribution to the local economy by ensuring the site is occupied on a more permanent basis, where at present the site is mostly unoccupied for many parts of the year.

Access Summary

Access will remain unchanged.

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