

TRANSPORT STATEMENT

STATIONING OF 8 LODGES AND 32 STATIC CARAVANS (SOME TO REPLACE EXISTING TOURING CARAVAN PITCHES RESULTING IN A NET GAIN OF 18 NEW UNITS) FOR USE AS TOURISM ACCOMMODATION

The existing complex consists of 3 fishing lakes, associated tourism accommodation and parking, served by two existing accesses off North View Drove.

Lake 1 (southern) has a 25 fishing positions or 'pegs' and is used for day ticket fishing. Lake 2 (the middle lake) has 20 'pegs' and is used for day ticket fishing and Lake 3 (northern lake) has 15 'pegs' and is also used for day ticket fishing.

Up until 3 to 4 years ago the venue used to hold fishing matches which would attract groups of anglers who would arrive and leave specific times of the day and fish for up to 7 hours. Now, the lakes are used by pleasure anglers who will turn up throughout the day and leave whenever they wish, creating a regular movement of vehicles throughout the day.

Weather conditions play a part on the levels of visitors to the site, as does weekdays vs weekends (weekends being more popular).

The northern lake has its own dedicated access with car parking and the middle and southern lakes share a second access onto North Drove which is arrow straight in both directions.

North Drove is subject to the national speed limit and there are visibility splays of 2.4m x 215m available in both directions. A review of the CrashMap website indicates that there have been no road traffic collisions within 600m of the southern site entrance.

In addition to the fishing lakes, there are presently a mixture of 36 static caravans, touring caravans and lodges all used for holiday accommodation.

These tourism units have a varied occupancy rate and are more popular in summer than winter. The majority of the occupants holiday on site to take advantage of the fishing and therefore there is little need to leave the site on a regular/daily basis other than to use the facilities in nearby Gedney Hill such as the popular village shop and the adjacent golf course and club house.

The proposal sees the removal of the touring caravans from the site which will result in an overall net gain of 18 units on site. The existing site has 14 lodges, 6 static caravans (only 6 out of a permitted 8 were installed) and 16 touring caravans. As a result of the proposal the site will eventually accommodate a total of 22 lodges and 38 static caravans.

The northern access will eventually serve 30 static caravans, 3 lodges and the northern fishing lake.

The southern access will serve 8 static caravans, 19 lodges and the middle and southern fishing lakes.

Maintenance of the site is carried out by the owners who live on site and there are relatively few additional visitors which would add to the modest daily traffic flow to and from the two site entrances. There will only be private cars etc visiting the site and there is ample parking for vehicles either at each tourism unit or at the various car parks around the site. Disabled anglers are able to park adjacent to their fishing peg.

The village is a short walk to the south of the complex (approximately 230m from the southern access to the start of the footway into the village) and the golf course and club house is closer still to the north.

The site has no barrier control whereby traffic movements could be monitored but from casual observance there is a little in the way of noticeable traffic to and from the site and in the 20+ years that the site has operated, there have never been any comments or complaints regarding traffic flows.

Overall, the proposal and the site in general has a very light impact on the local rural road network.

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