



Design and Access Statement

**PROPOSED CHANGE OF USE OF LAND TO HOLIDAY PARK WITH ALTERATIONS TO EXISTING LAKE
AND ERECTION OF 17NO. TIMBER HUTS, 1NO. SHEPHERD HUT FOR OFFICE USE, 9 TOURING
CARAVAN PITCHES AT LAND ADJACENT
80 WISBECH ROAD
LONG SUTTON
SPALDING
Lincs
PE12 9AQ**

This report's aim is to demonstrate how the design process has been established and created the thought process behind the planning application. The report outlines the provisions of a high standard of design with the inclusion of accessibility for all, whilst complying with planning legislation.

Design and Access Statement

1. Introduction: -

This Design and Access Statement supports the full planning application for a Change of use of land to holiday park at land adjacent 80 Wisbech Road, Long Sutton, Spalding, Lincs, PE12 9AQ.

2. Compliance with Planning Policies:-

National Planning Policy Framework

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

NPPF

Para.2 Applications should be determined in accordance with the development plan, unless material considerations indicate otherwise

Para.10 Presumption in favour of sustainable development

Para 12. Presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making

Para 47. All applications for development shall be determined in accordance with the development plan, unless material considerations indicate otherwise.

Chapter 14. meeting the challenge of climate change, flooding and coastal change.

3. Use and amount:-

The proposed site comprises of 17 timber huts, 1 shepherd hut for office use and pitches for touring caravans as marked on the proposed site plan. The accommodation is to be used 10 months of the year, at present the touring caravans are only allowed to be 28 days a year, this application will allow the site to run for 10 months of the year, a viable business opportunity in the current market of "stay cations"

Layout: The proposed site is seen to be uncontaminated and therefore the rainwater of the huts are to be located in the existing lake set at ground level and only for clean surface water. There is already a natural thick barrier around the site which will be added to creating a 3m woodland buffer. There are well established conifers and hedging to the all boundaries. By providing sufficient screening this will prevent road noise disturbance and provides sufficient screening from the Wisbech Road completely.

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The site is currently unable to benefit the existing house as this is seen to be large enough; but works very well as an area to be utilised for the tourism industry, given there is already a need and fishing lake.

The site in question is screened from one side which faces the dwelling to the East, the site cannot be seen entirely from the road as it is set well to the rear of the site.

A 3m wide access track for maintenance buggies and pedestrians will be installed to aid the caravan area, allowing the moving of touring caravans and tourists with their parking being located at the existing hard standing.

Drainage: The toilets are to be connected to an existing cess pool that will be drained when required.

Design: The design of the shepherd's hut and timber huts are a standard timber frame construction on wheels, the huts are movable on wheels so they can be pulled to where is appropriate. The site can operate for 28 days of the year with the touring caravans, however the current climate is due to boost with stay cations and as the site has already been present with the "caravan club" the site warrants a full permission for this industry.

4. Design/Layout:-

For simplicity of construction, this application seeks to approve all of the client's requirements to allow the holiday lets to be completed as they wish.

The water consumption of each dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019). The person carrying out the work must inform the Building Control Body that this duty applies. A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each dwelling.

Landscaping Scheme

-Silver Birch and Wild Cherry

--Native mixed species hedgerow

-70% hawthorn, 30% mixed species, blackthorn, hazel, field maple, holly 30-50cm in double staggered rows 5 plants per meter run planted to frontage and planted inside the 1.2m high timber post and rail fence to rear boundary. 1.8m close boarded fence to side boundaries.

5. Access:-

Site access

A new access is proposed, as detailed on the drawing with ample parking and turning along with an achievable access that has more than adequate visibility in both directions.

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Inclusive access

The general topography of the site is level and will comply with Part M of the Building Regulations. The front door will have a level access threshold and all internal ground floor doors will include inward and outward opening doors to any W.C, allowing access throughout the ground floor area.

Fire appliance Turning

The close proximity of Wisbech Road allows the Fire brigade to gain access to the site should the event of a fire break out.

History land use:

The land has always seen the presents of agriculture and has the presence of conifers, hawthorn and laurel hedging.

Planning History:

There has never been a planning application on this land. However applications in the area that are for commercial and non residential units are listed below, seen to be acceptable on agricultural land.

H11-1154-20-Change of Use of agricultural land to builders storage in association with existing trading business

[H11-0354-19](#)- Erection of a coffee shop with drive-thru and associated works

[H11-0092-14](#)- Change of use from wasteland to car sales area with log cabin for office use and 2 metre high palisade fencing

[H11-0536-13](#)- Proposed extension to shop, new kerbing to form HGV lane and parking and new refuse compound

[H11-0008-11](#)- Change of use of land for the sale of cars, caravans, motor homes, boats etc

[H11-1072-96](#)- Garden centre & restaurant/ motel complex (renewal of application H11/1226/93)

