Job Ref. 8363

Design and Access Statement

Proposed adaptation to an existing approved Change of Use scheme for obtaining retrospective approval for replacing the approved 12 touring pitches with 6 shepherd huts and reconfiguration to the adjoining fishing lake

at

Cross Keys Farm, Quadring Road,
Quadring, Spalding, Lincolnshire, PE11 4RE

for

Mr Carl Burdall

September 2021

Prepared by Craig Liversidge

Paul Robinson PARTNERSHIP

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1.00 Introduction

1.01 This Design and Access Statement has been compiled by Paul Robinson Partnership (UK LLP) on behalf of Mr Carl Burdall, the Applicant. It has been produced to support the Planning Application for obtaining retrospective approval for adapting the existing approved Change of Use (Ref No: H15-1195-17) by replacing the approved scheme of 12 super touring pitches with 6 No. shepherd huts, spaced generously around the redefined fishing lake and nestled into the landscape.

1.02 The Applicant owns the site which has been edged in red on the site locations plan. The entire site belongs to Cross Keys Farm, separated with a private detached house in the south east corner, an area designated for a PV array, leaving the remaining adjoining land separated off to form a small privately-run fishing lake and short breaks retreat destination.

1.03 The Owner / Site Manager occupies the detached property on site and provides on-site security and maintenance for the campsite during open hours.

1.04 Initial planning approval was gained for a proposed Change of Use and expansion to an existing touring site, including a new fishing lake and 12 touring pitches. This was gained on the 10th April 2018 and has undergone the transformation to create this luxurious setting. After contact was made by the Local Authorities Enforcement Officer, it was noted the now operational site, differs from the approved scheme, with the reduction of 12 touring pitches and removal of separate toilet block, with the replacement works consisting of six bespoke shepherd huts, each with ensuite/kitchen facilities.

2.00 Site Location

2.01 The site is set in a peaceful location, offering all the benefits of being in the open countryside surrounded by agricultural land, yet within easy reach of neighbouring villages and towns. The nearest village is Quadring, approximately 1.2 miles away, offering a village store / post office, public house and restaurant.

2.02 There are similar fishing experiences located near the site, although no caravan and camping sites are located within a 15 mile radius, making it a desirable destination site.

2.03 The site is located approximately 8.5 miles from the main town of Spalding and 12.5 miles from the town of Boston, each with a large selection of shops, restaurants, petrol station, attractions, and activities for visitors to enjoy.

2.04 The site offers sustainable transport options with a local bus route linking the site with surrounding towns and access to the main town of Spalding, which has a main train station with a high quality route between Lincoln and Boston.

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3.00 Proposed Use

3.01 The proposal is looking to obtain retrospective planning approval for the now established tourism scheme, amending the previously approved design for a fishing experience. This offers visitors an improved destination which is supported by the adjoining secondary lake and offers a further six fishing pegs to allow for increasing demand. It will remain a pre-booked fishing break destination and with the change from super touring pitches into shepherd huts, the size of vehicles attending site will be reduced along with the number of available plots being decreased from 12 No. to 6 No. the management of traffic and population at any one time is significantly different.



3.02 In addition, the site now restricts vehicle movement to the main entrance only, with a dedicated parking area positioned immediately through the gated access. The fishing lake then has a pedestrian track running around the perimeter of the lake, joining up with each shepherd hut and enabling visitors ease of manoeuvring around the site and reducing traffic flow.

3.03 The new lake has also been carefully reconfigured to provide an enhanced shape that produces an organic free flowing landscape, which better suits the surrounding area and responds to the arrangement of each shepherd hut and fishing jetty, offering seclusion and delivers a tranquil relaxing atmosphere all round.

3.04 With the change to provide bespoke shepherd huts each sympathetically designed with its own unique features and all including underfloor heating; ensuite facilities; an equipped kitchen; double bed and outdoor patio area directly linked to the allocated fishing jetty, the site no longer required the originally approved toilet/shower block which was intended to offer sufficient facilities for the expansion, which as mentioned has now been reduced.

3.05 The landscape also focuses on delivering a secure and private atmosphere, with several native species of trees and plants spread along the boundary and upon the grass mounds formed around the perimeter of the lake. This supports the natural screening from those passing by the site and also for the fishing lake, which again adds to the relaxation and rest found within.

4.00 Design Proposal

4.01 The site proposal has maintained the intention of making use of the grassland north of the existing area consented for touring, without impacting on the natural and sustainable tourism site, appreciating its rural location and surrounding views, albeit under a different format as approved.

4.02 The proposed lake is approximately 6,500m^2, providing a sufficient area to populate with a larger range of fish, designed specifically to maximise the fishing experience and suit the natural experience. It also provides over double the existing quantity of fishing pegs for visitors to use, assisting the sustainability of the business and supporting the local wildlife and natural environment.

4.03 Access between both the existing and new lake has been provided by a natural break in the tree line, which allows all visitors access to both lakes and timber boarded pegs. A designated peg will be provided with disabled access to accommodate those with accessibility difficulties.

4.04 The six shepherd huts surrounding the lake are approximately 2.4m x 5.5m in size with an adjoining patio area approximately 2.7m x 10m, as opposed to the previous 12 No. touring pitches approximately being 10m x 11m each. Each hut has been made bespoke to create a uniqueness about each one, whilst retaining the same traditional handcrafted design throughout.



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4.05 Every plot has been constructed with a permeable surface below, designed to drain into the new lake and appropriately dispose of any build-up in surface water. The shepherd huts are each serviced with electric, water and grey water disposal.

4.06 The existing toilet/shower block was demolished to make way for the new site layout and with the shepherd huts providing the necessary welfare facilities, the previously approved toilet block was no longer required as part of the scheme. Therefore, with parking provisions located at the main entrance and no structures constructed other than the shepherd huts separately nestled within the grass mounds, each plot has unobstructed views across the lake and utilises the adjoining private patio areas for visitors to venture outside and take in the calm setting.

4.07 The main entrance enters a designated parking area which offers sufficient parking provisions for servicing the site and all other services including booking - in, disposal of refuse etc will take place at the farmhouse and managed by the site owner.

4.08 The lake is then surrounded by an informal pea-stone finish track, running around the perimeter to provide clear and safe pedestrian access in and around the site. The artificial surfaces have been kept to a minimum leaving most of the surrounding areas as grassland for visitors use.

4.09 The site offers low level lighting along the access path and around the parking area, for security and visibility for those using and manoeuvring around the site. The lighting is minimal to avoid light intrusion and impacting the surrounding ambience.

4.10 The site was always focused on promoting tourism to encourage visitors to use local services and visit local tourism attractions in both nearby villages and local towns including Boston and Spalding, supporting the South-East Lincolnshire's Local Plan 2011-36.

5.00 Access and Accessibility

5.01 The existing site already had a vehicular access via North Drove/Town Drove with low traffic population, clear turning abilities and clear vision splays in and out of the site. The proposed access was formed as per the original approval, with surfaces renewed to match the new access routes circulating around the site. The development is a gated community and managed/maintained by the site owner.

5.02 The North Drove/Town Drove Road is connected to the A152 which links to direct routes into the main towns of Spalding and Boston.

5.03 The front entrance offers a large parking area within the south east corner for covering the allotted vehicle provision required for all six shepherd huts. Considering the reduction of plots and change from touring pitches to shepherd huts, it is noted the proposal sees a reduced number of vehicles entering and using the site. Alongside the parking area there is an informal pathway circulating around the site, which offers sufficient access to allow vehicular access in the event of an emergency which is directly linked to the main parking area and gated entrance.

6.00 Drainage and Service Infrastructure

6.01 Adequate service capacity was shown to exist on the site and connections were made locally to provide water, electricity, and grey water disposal for each shepherd hut.

6.02 The site has 3 No. waste water treatment plants positioned around the perimeter of the site. Each have been installed in accordance with the information submitted and approved under a Discharge of Conditions application for the condition associated with foul water treatment, based on the original approval (Notice ref: H15-0486-18). See exact locations indicated on the new Proposed Site Block Plan, drawing ref: 8363/P.03A.

7.00 Flood Consideration

7.01 During the original application, a review of the Environment Agency Flood Risk Map was made and established the proposed site was within Flood Zone 3.

7.02 Due to the nature of the development, the proposal was for a Flood Risk Strategy to be prepared to provide an evacuation strategy. This was to be incorporated into the tourism facilities information pack and reflects the correct protocol measures to take should any warnings be raised by the Environment Agency.

7.03 The Site Manager (who is based on site) is responsible to notify all visitors of any Environment Agency flood warnings to help ensure all visitors have sufficient time to reach a safe and suitable location outside of the area at risk. The Site Managers duty will include vacating the site and closing the facility until further notice should any dangerous warnings arise.

7.04 In addition to best manage the site conditions, particular landscaping strategies were incorporated to accommodate any surface water and to ensure drainage is directed into the lake or discharged into the existing natural percolation drain on the perimeter, outside of the site boundary. Overflow strategies were provided within the lakes design to deal with any rise in water level within the lake, distributing into the natural percolation drains surrounding the perimeter

8.00 Landscaping

8.01 The application site has a mixture of trees and hedge planting to the boundary which will be retained in full.

8.02 The surrounding area will be landscaped with turf and planting to unpopulated areas and introducing local species of trees and hedges to establish a natural screening around the perimeter, enhancing the sites privacy and minimising the impact on neighbouring views.

8.03 The site had also been reformed to provide grass mounds around the perimeter, which was originally proposed within the landscape design, submitted and approved under the Discharge of Conditions application (ref: H15-0486-18).

9.00 Conclusions and Summary

9.01 Albeit differing from the original proposal, the reconfigured fishing lake and change to provide shepherd huts as opposed to touring pitches, this change reduces the number of available plots to control and manage at any one time and ensures the site is never over-populated to retain the tranquil environment throughout the year. The constructed scheme still retains the vision to provide an enhanced touring destination, with the same aspirations considered acceptable under the previously approved scheme.

9.02 Although the location is situated deep in the countryside, it makes use of access to the local village for necessary facilities, along with direct bus routes into neighbouring villages and towns to provide a greater shopping experience and transport links in and around south east Lincolnshire.

9.03 It is considered with the previously approved scheme appropriate for the locality and setting, the site is already demonstrating that it meets the continuing demands for tourism and leisure within the area (which is supported by the Local Authority and deemed appropriate in terms of planning use). Not only does the site suit the operation, but it carefully considers the countryside and local community whilst benefiting the area and offering a welcome boost to the local economy.

9.04 Therefore, this application looks to obtain retrospective approval for this all-encompassing fishing experience, along with the change to provide six bespoke shepherd huts, nestled within the grass mounded landscape. With each hut handcrafted in a traditional style and filled with several features to deliver a high quality, short breaks experience, it is already becoming a sought-after destination that delivers a peaceful, subdued getaway, popular by visitors to explore the beautiful, luxurious setting its surrounded by.