

Job Ref. 7657

Design and Access Statement

**Proposed Change of Use and Expansion to
an Existing Touring Site, Including new Fishing
Lake and Touring Pitches**

at

**Cross Keys Farm, Quadring Road,
Quadring, Spalding, Lincolnshire**

for

Mr Carl Burdall

October 2017

Prepared by Craig Liversidge

Contents

- 1.00 Introduction**
- 2.00 Site Location**
- 3.00 Relevant Planning Policy**
- 4.00 Proposed Use**
- 5.00 Design and Proposal**
- 6.00 Access and Accessibility**
- 7.00 Drainage and Service Infrastructure**
- 8.00 Flood Risk Consideration**
- 9.00 Landscaping**
- 10.00 Summary and Conclusions**

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 Change of Use and extension to the existing fishing/touring and camping site, raising the overall quality and experience, with the lake designated for those caravan/camping only.
- 1.02 The Applicant owns the site which has been edged in red.
- 1.03 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 a campsite.
- 1.04 The Owner/Site Manager occupies the detached property on site and therefore providing on-site security and maintenance for the campsite during open hours.
- 1.05 Pre-application advice was sought in June 2016, Ref: PE-00528-16, Case Officer : Tracey Meachen.

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 is 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 After carrying out an Ecological Survey, it was recorded there was nothing to consider or required action, (copy attached).
- 2.03 There is 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.
- 2.04 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.
- 2.05 The site offers sustainable transport options with a local bus route connecting the site with surrounding towns, including access to the main town of Spalding which has a main train station and a high quality route between Lincoln and Boston.

3.00 Relevant Planning Policy

3.01 The proposed development adheres to South Holland's Local Plan, considering its Core Strategies and General Policies for a better quality of life and sustainable development.

3.02 Planning Policy SG4: Consideration towards development in the countryside.

3.38 Deem developments appropriate in the countryside include wildlife habitat/new wetlands are created with strategies to work against flooding issues.

3.39 It is recognised the countryside is likely to have an increasingly important role for recreation, especially those that benefit from the rural setting, easily accessible but generally, preserve the openness of the countryside.

3.43 In terms of diversifying the rural economy it is considered important to allow for new uses in tourist or recreational purposes, including diversification opportunities on farms can include fishing. However, it must not be unduly harmful towards the rural character of its surroundings. The proposal maintains and in fact enhances the sites natural beauty.

3.03 Planning Policy SG18: Landscaping of new developments

3.91 Good quality landscaping can significantly improve appearance including creation of wildlife habitats.

3.93 PPS 1 'Delivering Sustainable Development' clearly acknowledges the important contribution that landscaping can make in the creation of high quality well designed environment.

3.04 Planning Policy LT1: Leisure, Recreation and Tourist Facilities

7.2 Although the district is not a major tourist destination, as tourism gains momentum as a growth sector in the national economy, it is important we are prepared to encourage and guide its development.

Planning Policy LT6: Caravan Sites

7.30 The council recognises that caravanning and camping are popular recreation pursuits and provide flexible tourist accommodation. They can be of great benefit to the local economy and provide opportunities for farm diversification. As most are self catering, local shops, pubs, restaurants and other businesses and attractions can benefit.

7.31 Proposals should seek to minimise the impact of the landscape through careful siting, layout and design and should be well screened by indigenous landscaping. No adverse effect on surrounding environment, wildlife etc.

7.32 Small sites associated with existing rural businesses which can be successfully assimilated into the landscape are more likely to be acceptable.

- 3.05 The proposed development adheres to East Lincolnshire's Local Plan 2011-36, considering 2.4 - The Vision for 2036 and its growth concentrating most sustainable settlements and to ensure their inherent social, economic and environmental qualities are retained and that opportunities for sustainable tourism can be realised.
- 3.06 Additionally, the National Planning Policy Framework (NPPF) is an important material consideration for the determination of any application. It sets out the Governments economic, environmental and social planning policies in England.
- 3.07 Taken together, these policies articulate the Governments vision of achieving sustainable development, which should be interpreted and applied locally to meet local aspirations.
- 3.08 Sustainable development is defined in terms of economic, social and environmental roles. In economic terms the proposed development will provide additional spend within the local economy in the pubs, shops, restaurants and other local services.
- 3.09 The additional spend into the economy will both sustain and contribute towards the creation of new jobs.
- 3.10 In social terms, some of the spending will be directly by visitors and indirectly through local workers within the local jobs, helping to maintain the viability of local social facilities. The construction of the proposed development within the site will also generate additional income within the local economy for the use of local contractors.

4.00 Proposed Use

- 4.01 The proposal is to change the use of the site for tourism, expanding the existing fishing experience to offer visitors an improved destination to include a secondary lake with a further eight fishing pegs to allow for increasing demand. It will be a pre-booked fishing break destination to manage traffic and population at any one time.
- 4.02 The new lake accommodates an increase in pitches and delivers a higher quality camping service by adapting the existing five touring pitches to supply 20 super pitches surrounding the new lake.

- 4.03 The existing toilet/shower block is to be removed to make way for a higher quality structure offering sufficient facilities for the expansion and to accommodate any visitors, no matter their camping experience.

5.00 Design Proposal

- 5.01 The site proposal makes use of the grassland North of the existing area consented for touring hook ups and tents, without impacting on the natural and sustainable tourism site, appreciating its rural location and surrounding views.
- 5.02 The proposed lake is approximately 4,200m², providing a sufficient area to populate with a larger range of fish, designed specifically to maximise the fishing experience. It also triples the existing quantity of fishing pegs for visitors to use, assisting the sustainability of the business and supporting the local wildlife and natural environments.
- 5.03 Access between both the existing and new lake will be maintained in a natural break shown in the existing screening, 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.
- 5.04 The lake is then surrounded by an informal pea-stone finish track, running around the perimeter to provide clear and safe access in and around the site for both vehicular and pedestrian traffic. The artificial surfaces will be kept to a minimum, leaving the majority of the surrounding areas as grassland for visitors use.
- 5.05 The site will have low level lighting provided along the access road for security and visibility for drivers and pedestrians using and manoeuvring around the site. The lighting is to be minimal to avoid light intrusion and impact on the surrounding abeyance and existing foraging bats on site.
- 5.06 The 20 super pitches surrounding the lake are approximately 10 x 11m, constructed with a permeable surface, designed to drain into the new lake and appropriately dispose of any build-up in surface water. Each pitch allows for parking a caravan/motorhome or tents, leaving sufficient private outdoor space for either awnings or external use and benefit of car parking.
- 5.07 The super pitches will be serviced with electric, water and grey water disposal. Each pitch has unobstructed views across the lake, separated off by timber screens/fence following similar design to the site's existing gate.
- 5.08 The existing toilet/shower block is to be demolished to make way for the new site layout and to be replaced with a new block equipped and suitable to provide sufficient toilet/shower facilities accessible for all pitches to use.

The toilet/shower block is to be approximately 18 x 8m in plan and single storey, constructed with a timber cladding finish and tiled roof. The design should suit the site surroundings and best fit within the countryside, minimising the impact on the overall site.

5.09 All other services including booking in, disposal of refuse, etc will take place at the farmhouse and will be managed by the site owner.

5.10 Promoting tourism will 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.

6.00 Access and Accessibility

6.01 The existing site already has 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 will be retained and surfaces renewed to match the new vehicular access routes circulating around the site. The development is a gated community and managed/maintained by the site owner.

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

6.03 The informal road circulating around the site will be 5m wide, making it sufficient to allow access for emergency vehicles and the safe manoeuvrability of incoming and departing caravans and motorhomes.

7.00 Drainage and Service Infrastructure

7.01 Adequate service capacity exists on the site and connections will be made locally to provide water, electricity and grey water disposal drainage for each super pitch.

7.02 In addition, the new toilet/shower block will also have water, electricity and suitable foul drainage and will be discharged into the existing drainage system which ultimately discharges into the main sewer.

7.03 A foul disposal point will be provided as part of the toilet/shower block within a designated sanitary facility.

8.00 Flood Consideration

- 8.01 A review of the Environment Agency Flood Risk Map has been made which established the proposed site is not within a Flood Risk Plain and therefore flooding is not considered to be an issue.
- 8.02 However, to best manage the site conditions, particular strategies will be designed to accommodate any surface water and drainage is directed into the lake or discharged into the existing natural percolation drain on the perimeter, outside of the site boundary. Overflow strategies will be incorporated in the lakes design to deal with any rise in water level within the lake, distributing into the natural percolation drains surrounding the perimeter.

9.00 Landscaping

- 9.01 The application site has a mixture of trees and hedge planting to the boundary which will be retained in full.
- 9.02 The surrounding area will be landscaped with turf and planting to unpopulated areas and introducing local species of trees and hedges to introduce a natural screening around the perimeter, enhancing the sites privacy and minimising the impact on neighbouring views.
- 9.03 The Ecological Appraisal document provides an in-depth report on the existing ecological value. Recommendations identified vegetation clearance should be done in a sensitive way and to be removed outside of nesting bird season. Also, lighting on site should be kept to a minimum to avoid impacting on foraging bats. Bat and bird boxes are to be fitted to the boundary trees as a biodiversity enhancement, see document for further information.

10.00 Conclusions and Summary

- 10.01 The change of use and proposed site design will provide a greater quality to the site, improving the visual aspect of the overall experience and increase the number of pitches to provide a manageable number without over populating the site at any one time.
- 10.02 The fishing experience requires a peaceful, subdued atmosphere, therefore not only does the site suit the operation, it also provides a minimal impact on the surrounding environment, carefully considering the countryside and local community.
- 10.03 Although the location is situated deep in the countryside, it still offers access to the local village for necessary facilities, along with direct bus routes into neighbouring villages and towns which provide a greater shopping experience and transport links in and around South-East Lincolnshire.

- 10.04 The proposed scheme is considered appropriate for the locality and setting and will meet the continuing demands for tourism and leisure, which is supported by the Local Authority and deemed appropriate in terms of planning use.
- 10.05 The quality development will benefit the area and will become a welcome boost to the local economy.
- 10.06 The proposed scale of development is considered appropriate for this area and fits in well with the Planning Policy Guidelines.