



DESIGN AND ACCESS STATEMENT

January 2019

Siting of three additional residential park homes and alterations to
site layout.

At

**HAWTHORNS CARAVAN PARK
SPALDING DRIVE,
SPALDING
PE12 6BL**

On behalf, of
Mr J Welch

CONTENTS

1. Appraisal	1
1.1 Introduction	1
1.2 Site History	1
1.3 Proposals	1

1. APPRAISAL

1.1 Introduction

Gerald Blain Associates Ltd have been instructed by the owners of Hawthorns Caravan Park to prepare a planning application for the siting of 3 additional units and alterations to the existing park.

1.2 Site History

The site operated for many years as a caravan park prior to approval of application H16-0367-16 which changed these transit caravans to 12 residential park homes. Prior to this the site gained planning permission for 20 transit caravan pitches and a shower block on 25th September 2007 (H16-0315-07).

1.3 Proposals

The applicant now wishes to redevelop the site further to provide 3 additional units, bringing the total number of units on site to 15. Existing plot sizes would be reduced to make room for the additional units, with the following standards adhered to throughout.

- Units a minimum 6 meters apart.
- Minimum 2 meters away from the service road.
- Minimum 3 meters from boundary.
- 36' x 12' bases.
- 3.6-meter access road.

Each unit would have individual services (drainage etc) and room for the parking of one car. The landscaping scheme approved under condition 3 of permission H16-0367-16 would not be altered by this proposal.

2. CONSIDERATIONS

The applicant now seeks to improve the financial viability of their business by increasing the number of pitches on site. Historically the site had been occupied by up to 20 touring units (H16-0315-07), however this number was reduced significantly to 12 residential units in 2017.

Access to the site would remain the same as approved. Car parking for one car is provided in front of each unit, with further parking for visitors provided on the West of the site.

This application demonstrates that the 15 units would be acceptable in terms of model standards. Moreover, the loss of units would still be 25% from the transit units approved in 2007.

3. CONCLUSION

This report has provided a brief description of the proposed development, which seeks to improve the financial viability of the Caravan Site by redesigning the layout to provide 3 extra units. Landscaping approved under H16-0367-16 would not be affected by this application and the proposed layout is acceptable in term of model standards.