PETER HUMPHREY
ASSOCIATES

Design & Access Statement

Application: Proposed Siting of 2 static caravans - retrospective

Address: Tretton Manor Barn, Lowgate, Tydd St Mary, Wisbech, PE13 5PD



Introduction
The following design and access statement has been produced to ensure that a high-quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposal respects the local context that it will integrate with.

The applicant has owned the site for a number of years and operates a business (S J Stanberry & Sons Limited) from there.

This full planning application is for the siting of 2 static caravans retrospectively for the use of essential employees that are required on site to manage the business.

The applicant currently resides in the property at Tretton Manor Barn, but has retired from actively running the business and spends continuous amounts of time away from this address.

There was a previous application made by the applicant which was refused as dwellings- this application seeks approval for the functional need of the siting of these caravans as an essential need for the business operations.

This retrospective application is for the siting of two static caravans on the applicant's property to house essential employees to his business.
The applicant is now retired. His son (who the applicant relies on to be on site to handle business operations and security) and his family is the occupant of one of these caravans.
The other occupant is also an essential employee who needs to be on site at various unsociable hours so needs to live as close to the site as possible, due to the loading/unloading of vehicles at early hours of the morning.

Design & Appearance
The site where the static caravans are located are to the rear (northeast) where the surrounding site boundaries are densely landscaped as existing, ensuring that the proposal is low impact on the local area and nearby dwelling.
No landscaping will be removed.

This existing landscaping will ensure minimal noise/disturbance from the proposal.
The existing landscaping is approximately 5 metres high to the north and adequately shields the static caravans (approx. 3 metres high) from the surrounding fields.
The nearest dwelling to the north is approximately 0.7 miles away along Lowgate – rendering visibility or noise pollution to neighbours non-existent.
Care has also been taken to acquire caravans of neutral and natural colour to blend in with its countryside setting.
The static caravans are not visible from the road or neighbouring properties to the north.
Therefore, it is considered that this proposal has no impact on the intrinsic rural character of the countryside.



Access, Parking & layout
The site has an existing concrete access off Lowgate, which serves the commercial site and continues around to provide access to the proposed static caravans.

There is parking space enough for two vehicles per static caravan.

As the accommodation is essential employees of the site, this proposal will decrease traffic on the road as there is no need for off site employees to commute to the site.

The static caravans are situated in the corner of the site, which is separate to the commercial area, giving the occupants a degree of privacy. The dense landscaping to the north and west also contributes to this.

Accommodation, Facilities and Services
This application seeks approval for 2 static caravans.
The application is for year round occupancy by employees of the business. **The applicant would be more than happy to place an occupancy condition on this.**

Both occupants of the caravans have their own vehicles, however, the village of Tydd St Giles is less than a 10 min walk away with access to typical village shops and services and also bus stops with routes making the towns of Wisbech and Kings Lynn accessible.

Hard and soft landscaping
All boundaries will remain as existing and is densely landscaped. The proposed static caravan site is currently fenced off from neighbouring fields and is in a separate corner to the commercial activity of the site.
The existing landscaping is approximately 5 metres high to the north and adequately shields the static caravans (approx. 3 metres high) from the surrounding fields.

Waste management

Both static caravans have Recycling and General Waste bins are managed by the applicant, waste collected by local authority. (shown on site plan)

Drainage
Surface water discharge – the site being of a minor development size allows, subject to confirmation, the installation of soakaways to deal with surface water run-offs in a traditional SuDs methodology. The usage of such soakaways will be confirmed, when appropriate, using BRE 365 infiltrations test regulations for design purpose and combined with additional SuDs compliant requirements such as water butts and permeable surface access drives and highway.

Foul water drainage – Bio Tank situated on site.

Flood Risk Assessment
See specialist report submitted with original application.

Sequential Test

Whilst the site is within Flood Zone 3a, it is considered that the proposal is not subject to the sequential test as the siting of the two static caravans is entirely related to the commercial site operations, to be sited elsewhere would be inappropriate.
However:

- Most of the land surrounding Tydd St Mary is Flood Zone 3;
- Therefore an alternative site close by would also be in Flood Zone 3.
- The caravans are attached to the needs of the operations of the business on site with the Applicant's son having oversight of the business from his caravan and therefore it is not practical for it to be based at a separate location.

- The site and the surrounding area is flat so there is no opportunity to position the proposed site on higher land;
- The proposed site is currently unused by the business and has no other practical use.
- The probability of the site flooding from any Environmental Agency system is less than 1% annual probability (1 in 100 chance each year) because of the standards of the existing flood defences, therefore the actual risk of flooding at the site is low; and
- On the basis of the above the site is considered to pass the Sequential Test.

Conclusion

This retrospective application is for the siting of two static caravans on the applicant's property to house essential employees to his business.

There is a clear functional need for these employees to be housed on site, to aid the running of the business as the applicant is now retired.

It would not be practical or appropriate for these caravans to be sited elsewhere so this statement seeks the approval for this application from South Holland District Council.