



PETER HUMPHREY
ASSOCIATES

Design and Access Statement Rev A

Proposed Holiday accomodation

North of 29 Station Road
Tydd Gote
Lincolnshire

Mr S Necker

Design & Access Statement

Application: Proposed change of use from storage area and grass land to holiday accommodation for 12 months of the year.

Address: Land North of 29 Station Road, Tydd Gote.

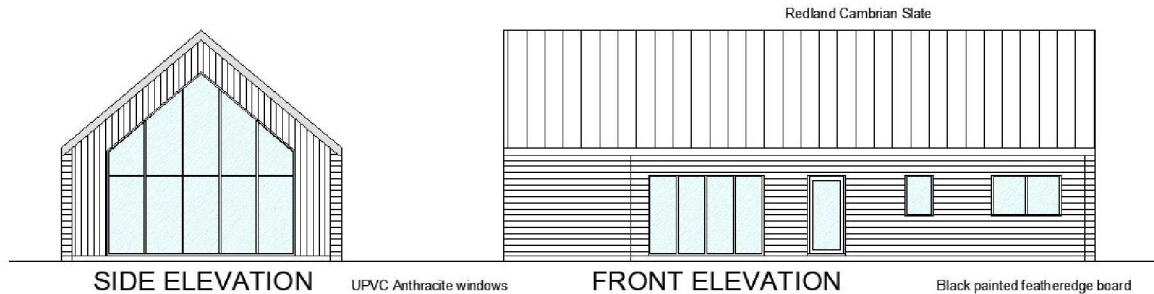
Introduction

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.

Design & Appearance

The land where the holiday accommodations will be located and the surrounding site boundaries will be densely landscaped and will hide the development.

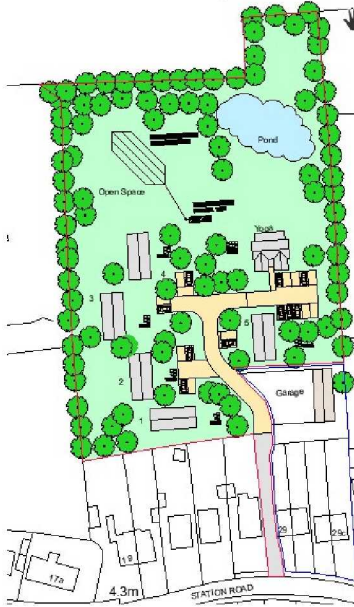
The holiday accommodations will be 5 lodges and the site will also benefit from a Yoga room.



Access, Parking & layout

The site has an existing access off Station Road. Access is located on a long stretch of R Station Road offering visibility in both directions.

There will be designated parking next to each accommodation, enough for 2 vehicles.



The proposal will generate a low number of vehicle movements (Max of 2 cars per accommodation). Arrival times would be staggered as to not create a congestion/noise pollution problem on Station Road.

Accommodation/Occupancy

This application seeks approval for 5 holiday accommodations each housing 4, so a maximum of 20 people total at any given time.

The application is for year round operation.

The proposals also include a yoga retreat studio and the pond area will resemble a Japanese water garden.

Management Schedule

The yoga instructor/manager will be on site 9.00 to 5.00 Monday, Tuesday, Wednesday, Sunday
The instructor lives a 5 min drive from site and the manager ten mins from site, The owners would also be offering 24 call out from their mobiles.

The yoga building would only be unlocked during classes.

The booking system would be online and check in and out would be with a member of staff.

Owners also plan on having monitored CCTV around the cabins and building.

Hard and soft landscaping

All boundaries will remain as existing and is densely landscaped. The proposed holiday accommodation site is currently fenced off from neighbouring fields and will be fenced off from the neighbouring property.

It is intended to create a Japanese water garden to compliment the Yoga retreat, this to be subject to a landscaping condition.

Biodiversity

The proposal involves the siting of Robin/Wren boxes, Tawny Owl box, bat box and insect hotels, along with Hedgehog holes in fencing

A Japanese Water Garden is proposed which will attract mammals, birds, bugs, frogs.

To the rear of the pond will be a managed wild flower meadow which will provide food for insects and in turn the bats and birds.

Waste management

Visitors will take their waste to a refuse area indicated on the drawing.

Recycling and General Waste bins will be kept in this area and managed by the applicant and collected by private collection.

Drainage

Surface water discharge - to Aquacell soakaways designed in accordance with a suitable percolation test.

Foul water drainage - Showers/WC from accommodations will discharge waste to a Klargester BioDisc and then into a drainage field/pond all in accordance with a suitable percolation test and design.

Flood Risk Assessment



Site falls within Flood zone 1

Local need and tourism

In the current climate, coming out of a pandemic and facing uncertain financial strain there is a massive demand for 'staycations' within the UK. Tourists are looking to sites such as the proposed for a simple family friendly getaway.

There are local amenities nearby which could also benefit from this proposal including:

- A17 link to coast/coastal attractions 45 minutes away
- Welney wetlands
- Ely Cathedral
- Historic Kings Lynn
- Historic Wisbech
- Historic Spalding
- Local attractions include
- Skylark maize maze and funyard
- Fossils Galore
- Play 2 Day
- Thorney Heritage Museum
- Church Farm
- Skaters
- Watanga Reserve
- Tilney Sports
- Ark Kidz
- Go Karting
- Lazer Storm
- Bowling
- Dino Golf.

There are also numerous outdoor activities in the area including 11 golf courses within an hours drive, Mile after mile of fishing opportunity's with the North Level Main Drain offering Species including bream, roach, eels, pike, perch, tench, carp, zander, with numerous lakes in the locality.

The area also caters for walkers with miles of footpaths and coastal walks and nature reserves.

Numerous Historic houses including:

Peckover House, Wisbech

Burghley House, Stamford

Elton Hall, Elton, Peterborough

The Old Hall,Ely
Sandringham House,Sandringham
Houghton Hall,Kings Lynn