

P21-0483 TRO1/KSS/LD/TR

20 July 2022

Dean Whitehead  
Development Management  
Lincolnshire County Council  
County Offices  
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Dear Dean

**Planning application B/22/O192 for the siting of up to 36 no. glamping pods with fishing lakes, amenity space, landscaping, parking, access roads and associated other development at land off Fellands Gate, Old Leake, Boston, PE22 9PN.**

This Transport Statement Letter (TSL) has been prepared by Pegasus Group on behalf of Wilkinson Developments, in order to address the transportation issues associated with planning application B/22/O192 for the siting of up to 36 no. glamping pods with fishing lakes (including access and parking) at land off Fellands Gate. It has been prepared further to a site visit carried out on 7<sup>th</sup> July 2022.

The local highway authority at Lincolnshire County Council (LCC) issued a consultation response to the proposals on 27<sup>th</sup> May 2022. This set out the following issues to be addressed, which are considered in detail within this TSL:

- i. Demonstration that the proposed access is sufficient for two way movement and suitable visibility splays confirming that vehicles have sufficient visibility of vehicles approaching the access;
- ii. Confirmation that any gates are set back by a suitable distance from the adopted highway;
- iii. Provision of a simple Transport Statement confirming arrival and departure times, hours of operation, intended traffic routes, assessment of the local highway network (including highway safety), forecast number of trips attracted to the scheme on a typical daily and weekly basis and the proposed number of employees; and
- iv. Confirmation relating to whether the fishing lakes will be open to the public and the number of events/classes to be held at the communal amenity space.

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## **Site Context**

The site is located to the north west of Old Leake, approximately 14.3 kilometres north east of Boston. It forms agricultural land which is (in part) currently used as a grass paddock and is bound by Fellands Gate to the west and open land to the south, east and north. The site location plan is enclosed.

## **Local Highway Network**

### The B1184 / Church Road

The B1184 / Church Road is a single carriageway road which is routed through the village of Old Leake between the A52 to the south and Chapel Road to the north. It measures approximately seven metres wide through the village, where it is subject to a 30mph speed limit, and narrows to around 5.5 metres wide at its northern extent, where it is subject to the national speed limit (60mph).

### Chapel Road

Vehicles are anticipated to be routed along the south western extent of Chapel Road for around 300 metres. This section of Chapel Road provides access to the Bakkavor Meals Boston site. Chapel Road measures around five metres wide and is subject to the national speed limit.

### Fellands Gate

Between its junction with Chapel Road and the proposed site access, Fellands Gate is a single carriageway road which measures approximately four metres wide and is subject to the national speed limit. However, speeds were observed to be much lower than this.

### Local Highway Safety

Crashmap.co.uk has been used to obtain Personal Injury Collision (PIC) data for the most recent five year period within 150 metres either side of the proposed site access on Fellands Gate. This demonstrates that there have been no incidents along Fellands Gate within 100 metres either side of the proposed site access within this period. It is therefore concluded that there that there are no obvious highway safety patterns or problems within the vicinity of the site.

### Local Highway Network Conclusions

It is concluded that the local highway network is appropriate to serve the proposed development, with reference to the forecast increase in vehicle movements set out at **page 6**.



## Proposed Development

The development proposals comprise the siting of 36 glamping pods with fishing lakes, which will exclusively be available to guests staying at the site. The scheme includes access from Fellands Gate which forms the access road into the site. It is also proposed to provide a communal amenity / activity space which could be used for activities such as meditation and pilates and pop-up food / drink facilities (the details of which are set out in more detail below). The proposed site layout is included as part of the wider planning application submission.

The Applicant operates a similar development approximately 1.4 kilometres from the site, off Cowbroads Lane. The site benefits from planning permission B/O4/O126 for four holiday lodges and a fishing lake which was granted in 2004; and subsequent planning permission B/20/O326 for two additional lodges, which was granted in 2020. It is anticipated that the site will operate on a similar basis to that development.

### Vehicular Access

Vehicular access to the site is proposed via a new priority tee junction with Fellands Gate, approximately 95 metres north of the junction with Buttercake Lane. The proposed junction is shown on **SK01**. It includes a five metre wide carriageway for the first 20 metres with junction radii of six metres. Swept path analysis included at **SK01** demonstrates that the proposed access is suitable to accommodate the two-way movement of two large cars. Within the site, it is proposed that the access track will narrow to around 2.5 metres wide, with intermittent passing places along the route.

Gates at the proposed access will be set back by a minimum of six metres, in order to allow for a car to pull off the highway whilst opening the gates. It is anticipated that this could be secured via an appropriately worded planning condition.

The visibility splays shown at **SK01** confirm that a maximum of 2.4 x 135 metres to the nearside kerb to the north and 2.4 x 44.2 metres to the nearside kerb to the south can be achieved from the proposed site access. The maximum stopping sight distances (SSDs) equate to 85<sup>th</sup> percentile vehicle speeds of around 63mph and around 31mph respectively, in accordance with Manual for Streets (MfS) parameters. **SK01** also demonstrates forward visibility to the access from a car approaching the junction from the north and south. It demonstrates achievable visibility of 112 metres from the north and 62.8 metres from the south, which equate to SSDs associated with 85<sup>th</sup> percentile speeds of around 56mph and 39mph respectively (also in accordance with MfS parameters).



Paragraph 2.7.11 of MfS2 states that in the past highway authorities may have chosen to apply national road standards through rural villages on the basis that the streets are on a classified route. However, it continues to state that unless the streets are part of the trunk road network, there is no requirement to apply standards set out within the Design Manual for Roads and Bridges (DMRB) and a more place-sensitive approach should be used. On-site observations have confirmed that Fellands Gate is subject to speeds which are significantly below the signed speed limit and that it is relatively lightly trafficked. Noting that Fellands Gate currently principally serves sparse residential development, it is considered appropriate to apply MfS guidance in this location.

## **Proposed Site Operation**

### Traffic Routing

The location from which future staff and guests will arrive at the site is currently unknown. However, based on the Applicants existing site at Cowbroads Lane, it is anticipated that that staff will typically live locally and that the site will attract guests from across the UK. Given the sites proximity to the A52, it is anticipated that most vehicles will travel via this route and will approach the site from the south, following the route of the B1184 / Church Road, Chapel Road and Fellands Gate. The A52 connects with the A16 to the south and the A158 to the north.

### Staff Numbers and Shift Patterns

The development will employ five full time employees, including four cleaning and servicing staff and one ground maintenance and repairs staff member. The Applicant has confirmed that cleaning staff would typically work 09:00 to 15:00, two to three days per week (generally Mondays and Fridays, with occasional Sunday shifts) and that grounds maintenance and repair staff would work five days per week between 08:30 to 15:30.

### Site Capacity

The development proposals include 36 one-bedroom (two person) glamping pods. The average rate of occupancy in peak season months (July / August) is forecast to be around 70%, meaning that during the sites busiest months, it is anticipated that around 25 glamping pods will be occupied. However, the Applicant has confirmed that based on experience with the nearby site at Cowbroads Lane, it is anticipated that the glamping pods will typically be occupied by single guests or two guests travelling together. On this basis, it is anticipated that there will be a maximum of around 25 guests arrivals and 25 departures per rotation.

### Arrivals / Departures

The site will offer check in and check out dates on Mondays and Fridays, with occasional check out dates on Sundays. Guests will be required to check out before 10:00 and will be able to check in between 14:00 to 21:00. Guests will receive a text message prior to their stay which will provide details of which glamping pod they are staying in and details of how to gain access. As such, there will be no requirement for a staff member to be on site during the check in / check out procedure.



The nature of the check in / check out procedure – with all guests departing the site in the morning and arriving at the site in the afternoon / evening – means that the majority of trips associated with the development site will be tidal with vehicles travelling in the same direction to and from the A52.

The site will be marketed as a fishing holiday and therefore the Applicant has confirmed that based on their experience with the nearby site at Cowbroads Lane, guests typically stay at the site throughout the duration of their stay, rather than come and go each day as would be expected with other tourism facilities which are marketed as holiday accommodation. It is anticipated that the food / drink pop-ups facilitated by the communal amenity / activity space will also encourage guests to stay on site.

#### Communal Amenity / Activity Proposals

The exact activities that will be hosted by the communal amenity / activity space are not confirmed at this stage. However, the Applicant anticipates that the area will host BBQ / pizza oven parties and potentially a pop-up bar with an external seating area. It is anticipated to comprise a shepherds hut with catering facilities which can be towed on the back of a car. This will be available for guests between 17:00 to 21:00, six days per week.

It is proposed that the events hosted at the communal area will generally be limited to guests of the site. However, the Applicant has advised that on some occasions it could be made available to the public, only when the glamping pod site is operating at a low occupancy.

#### Servicing and Deliveries

Refuse collections will take place on a weekly basis on a Monday. Stock and laundry deliveries will be made to the existing site at Cowbroads Lane on a weekly basis on a Tuesday and transported to the site by cleaning staff, as necessary.

#### **Development Trip Impact**

Given the relatively bespoke nature of the proposed development, it is considered that the industry standards TRICS database does not contain comparable sites which could be used to identify the forecast daily and weekly trip attraction of the site. On this basis, a first principles assessment has been made using the information relating to guests, staff and servicing / deliveries set out above. This is set out at **Table 1**.



**Table 1 – Forecast Daily and Weekly Trip Attraction**

	Mon	Tues	Weds	Thurs	Fri	Sat	Sun
<b>Typical Two-way Daily Vehicular Trips</b>	<b>Guests</b>						
	50				50		
	<b>Staff</b>						
	10	4	2	2	10		
	<b>Deliveries / Servicing</b>						
	2	2					
<b>Daily Total</b>	<b>62</b>	<b>6</b>	<b>2</b>	<b>2</b>	<b>60</b>		
<b>Weekly Total</b>	<b>132</b>						

**Table 1** confirms that the site could be associated with around 60 – 62 two-way daily vehicular trips on the busiest days of operation (Monday and Friday) and around 132 two-way vehicular trips on a weekly basis. This equates to an average of 12 to 13 vehicles per hour during the busiest times (assumed to be between 08:00 to 10:00, when guests check out on a Monday and Friday). This is not considered to represent a material increase in traffic on the local highway network at around one additional vehicle every five minutes on average, generally occurring only twice per week when the site is at its forecast maximum occupancy. It is therefore concluded that the development will not have a material impact upon the operation or safety of the local highway network.

It is accepted that there may be some additional trips carried out by guests throughout their stay. However, it is anticipated that these would not be material and could be carried out on an infrequent basis and outside of the typical peak hours on the local highway network.

## Conclusions

This Transport Statement Letter has been prepared by Pegasus Group on behalf of Wilkinson Developments in relation to proposal for 36 glamping pods and associated facilities at Fellands Gate. It sets out the development proposals, including details relating to the site access arrangements and how the site is forecast to operate.

It is concluded that the local highway network and proposed access are suitable to serve the proposed development and that the scheme will not be associated with a material level of vehicle trips, at on average 12 to 13 two-way vehicular movements per hour in the busiest periods.

It is therefore concluded that there are no valid transportation reasons which should prevent the proposed development of the site.



I trust this is appropriate. However, please do not hesitate to contact me or my colleague Katie Stock if you have any queries or would like to discuss.

Yours faithfully



Lauren Davies

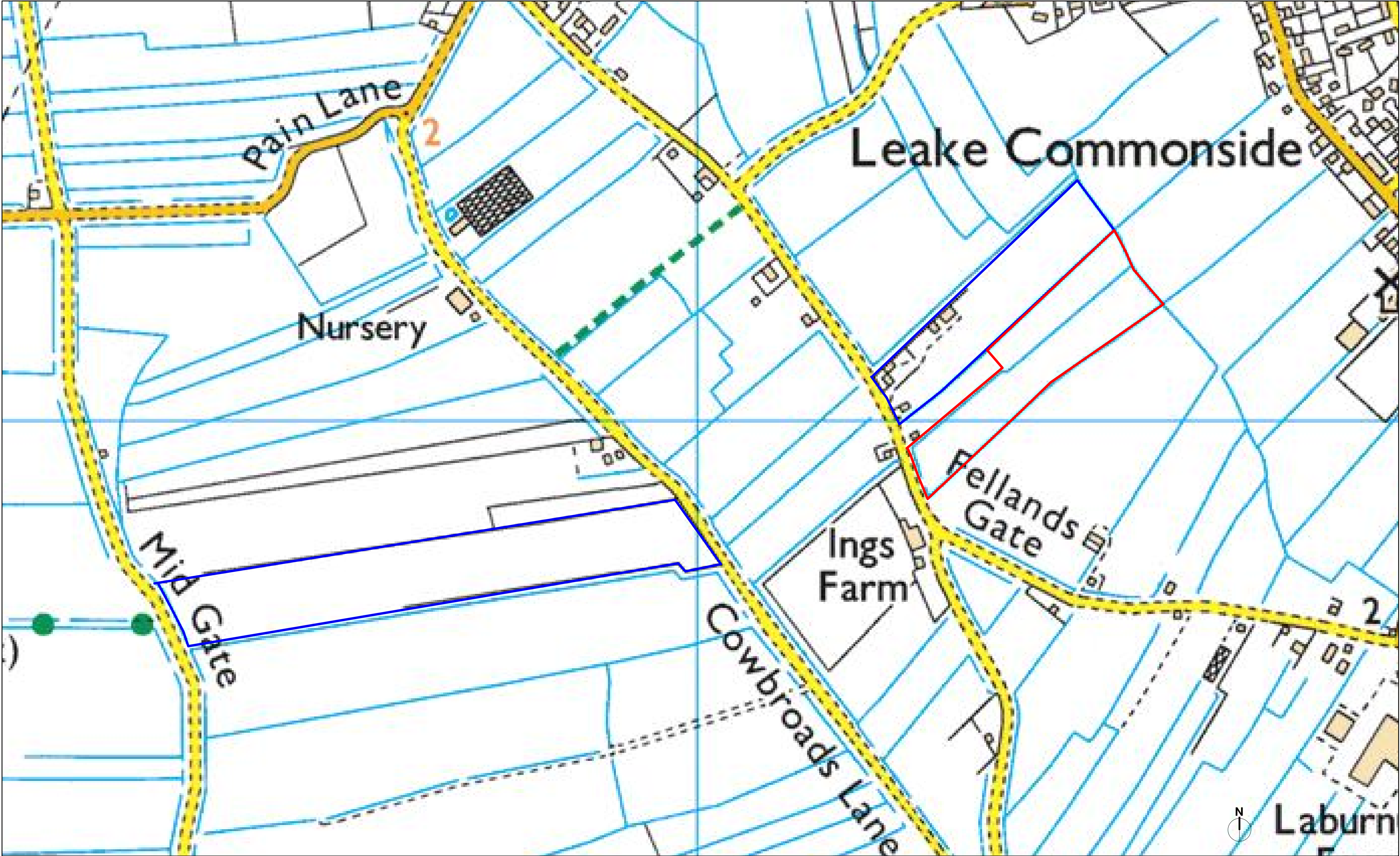
Senior Transport Planner

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Enc.

Site Location Plan.

P21-0483 SK01 – Proposed Access Arrangement.



**KEY**

Site boundary

Blue line boundary

**Site Location Plan**  
Fellands Gate, Old Leake

Client: Wilkinson Developments  
DRWG No: P21-0483.005  
Drawn by : VR  
Date: 05/04/2022  
Scale: 1:3,000 @ A2

REV:  
Approved by: HS

Rev	Date	By	Note



