

PLANNING & LICENSING COMMITTEE

27TH JULY 2021

ADDENDUM REPORT

Report no.	Item no.	Application no.	Applicant	Parish
100/2021	1	2020/1480/MAF	MR C RIDDLE	EMPINGHAM

Following a query by Councillor Begy, the applicant has provided the following additional clarification on numbers and timing of arrivals.

There is no need to stagger the arrival times.

The TA which Highways has agreed and which is based on TRICS for similar holiday parks (i.e based on Centre Parcs) shows peak hour arrivals week day of 6 vehicles for the lodges and 7 for the driving range (T7.3); and weekend 6 for the lodges, 12 for the driving range and 3 for staff. We aren't at that level of scale of Centre Parcs.

That's a net difference of +4 during the weekday peak and -5 at weekend compared to the present golf course.

Lodge bookings will be on line so check in should be seamless – I imagine it might be QR code or by ANPR – so there should be no queuing. In any event the check in point is over 200m from the public highway and the length of the pull off for the check in has been sized to more than accommodate the peak traffic to the lodges without interrupting the access along Hardwick Lane to the farm and cottages. If provision proves not to be enough then it will be necessary (and entirely possible) to extend the pull in so that the Lane remains clear. 200m would be 40 cars nose to tail which is two thirds of all visitors arriving at once which is highly unlikely.

Additional Condition Required

16. Prior to the first occupation of any lodge on site, the access shall be widened as set out in the application.

Reason: To ensure that 2 vehicles can pass clear of the highway, in the interests of highway safety.

This page is intentionally left blank