

**Design and Access Statement**

**for**

**Proposed Reconfiguration and Enhancement of Existing Beer Garden,  
External Play and Recreation areas to include;  
Covered seating area to existing Bar, freestanding covered seating area (Able  
Structure), Archery Tent and Extended Car Parking.**

**at**

**Naze Marine Holiday Park  
The Poplars  
Walton on the Naze, CO14 8HL**

**for**

**Parkdean Resorts Limited**

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## **1.00 Introduction**

- 1.01 This Design and Access Statement was prepared by Paul Robinson Partnership (UK) LLP on behalf of Parkdean Resorts Limited, owner and operator of Naze Marine Holiday Park in Walton on the Naze.
- 1.02 This document has been produced to support the Planning Application for reconfiguring and enhancing the existing outdoor beer garden and external play areas to include:- covered seating area to existing bar, freestanding covered seating area (Able Structure), outdoor stage, archery tent and extended car parking in order to improve site facilities for holiday guests and improve spacing to accommodate current and future social distancing restrictions.

## **2.00 Site Location and Use**

- 2.01 Naze Marine Holiday Park is a well-established large holiday park located less than a mile from Walton on the Naze town centre, and just 300 yards from the beach. The Site, which comprises both touring and static caravan accommodation, recreation facilities, swimming pool, restaurant, café, show bar and arcade is a popular tourist attraction in the area. The Park provides both important employment and revenue to the locality.
- 2.02 Naze Marine Holiday Park is located in a sustainable location. The Park is considered to be well served by public transport and easily accessible by car. The site lies 20 miles from Colchester via A133. The train station is located within walking distance, one mile from the Park. There are available shops, pubs, as well in Walton on the Naze town centre.
- 2.03 The Park is located in a very attractive setting, nearby Hamford Water National Natural Reserve and a number of smaller nature reserves. It is also located only 300 yards from the coast where a number of public beaches are available.
- 2.04 The site in application focuses on two outdoor areas: (a) existing beer garden, and play area, located next to main facilities complex and swimming pool and (b) small area behind reception building, next to existing sports pitch.

## **3.00 Proposals**

- 3.01 Proposed enhancements to the existing outdoor beer garden and play areas of Naze Marine Holiday Park will improve the quality of existing facilities as well as providing additional recreational facilities to meet the ever-increasing expectations and needs of “staycation” holiday breaks in the UK. Current and future social distancing restrictions demand additional outdoor recreation space and more spacious dining and drinking areas, both internally and externally. The improvements will increase the overall attractiveness and competitiveness of this popular holiday destination, especially after the current pandemic, when the outdoor facilities become even more crucial assets of businesses such as holiday parks.

**3.02 Proposed works under this application include the following:**

- a) Enhancement of existing outdoor area next to the indoor facilities complex and swimming pool. It includes new Adventure Golf, Bungee Trampolines, Adventure Play, Arts and Crafts Den, Stage and Artificial Grass area. It also includes the erection of a glazed extension to the café bar with retractable roof to extend the existing restaurant with outdoor seating, as well as new able structure to allow for covered seating area next to new proposed outdoor attractions. There will also be some increased car parking for the adjacent static caravan guests.  
Site area: 2600m<sup>2</sup>
- b) Erection of new archery tent next to the existing sports pitch including extension of access footpath located behind reception building.  
Site area: 180m<sup>2</sup>

**4.00 Drainage and Service Infrastructure**

- 4.01 Adequate service capacity exist on site and connections will be made locally to provide water, electricity, drainage etc to the facilities.
- 4.02 Limited additional surface water will discharge into soakaways. Given the relatively small area of new development, in what is generally a reconfiguration of an existing area, the existing system is considered to have sufficient capacity.

**5.00 Relevant Planning Policy**

- 5.01 The National Planning Policy Framework (NPPF) is an important material consideration for the determination of any application. It sets out the Government's economic, environmental and social planning policies in England in order to articulate the Government's vision of achieving sustainable development, which should be interpreted and applied locally to meet local aspirations. Preference is given to enhancing and improving existing holiday and leisure facilities.
- 5.02 Sustainable development is defined in terms of economic, social and environmental roles. In economic terms the proposed development will provide additional spend within the local economy in the pubs, shops, restaurants and other local services.
- 5.03 The additional spend into the economy will both sustain and contribute towards the creation of new jobs.
- 5.04 Under current Covid-19 pandemic circumstances, any investment in outdoor recreation and dining facilities should be considered as especially important to sustain the economy and businesses.

## **6.00 Flood Risk Consideration**

- 6.01 The existing developed area falls within an area designated on the EA Flood Maps as benefitting from existing flood defences and is therefore, not considered to be of risk.
- 6.02 The area covered by this application is less than 1 Ha, removing the need for a full Flood Risk Assessment.
- 6.03 The additional facilities do not include an increased living or habitable accommodation.
- 6.04 Given the above, the proposed works are not considered to increase the Flood Risk of the existing site which is already designated as a low-risk site.

## **7.00 Summary and Conclusions**

- 7.01 This application seeks consent for reconfiguring and enhancing the existing beer garden, facilities and outdoor activities.
- 7.02 This application will increase and vary the existing facilities and activities available to holiday guests and improve the attractiveness and desirability of the Naze Marine Holiday Park as a holiday destination. The proposals will alleviate negative impact of the pandemic onto the holiday park business offering more outdoor covered seating and dining areas and outdoor recreational facilities. The proposals respond to visitor needs and also assist the surrounding area which will benefit economically from the overall development. The scheme is considered appropriate for the locality and setting, expanding on the existing character and operation of the holiday park.