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ASSOCIATES

DESIGN & ACCESS STATEMENT

Application: Proposed change of use of agricultural land and lake to proposed fishery business and camping/glamping accommodation, including manager's accommodation pod, workshop/store building, glamping pod, and grass camping pitches with associated facilities.

Site Address: Land North-West of The Chestnuts, Glenside South, Pinchbeck, Spalding, Lincs, PE11 3SA.

Applicant: Mr Kevin Whincup & Dr Kate Tether

PHA job number: 6911/01/B

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.

This Full planning application is for the proposed change of use of agricultural land and lake to proposed fishery business and camping/glamping accommodation, including manager's accommodation pod, workshop/store building, glamping pod, and grass camping pitches with associated facilities.

This document should be read in conjunction with the Business Appraisal prepared by DLP Planning Ltd and the client's statement, which go into more detail about the proposed business and justification for the proposed manager's accommodation.

The Site

The site comprises agricultural land, a lake, woodland and an existing agricultural building. The site perimeter is enclosed by trees and hedges, creating a special and

secluded nature spot, ideal for fishing and camping. The site's use is considered to be agricultural, although actual farming on site in the past 50+ years has been limited. The site has been largely vacant because it is no longer suitable for modern agricultural processes, due to its size and features. No other uses have taken on site, or within the building since its last use.

When the applicants purchased the site, it had been completely neglected for 50+ years, there was evidence on site of its historic agricultural use with machinery/equipment left on site, but as a direct result of its neglect, the site has suffered heavily from fly tipping.

When the applicants took ownership in 2024, they started to carefully clear a way into the site, making sure not to disrupt or damage any wildlife habitat. Only then did the clients realise the scale of the fly tipping issue, finding tyres, glass bottles, building rubble, clothing and kitchen appliances etc, all of which has now been painstakingly removed from the site.

The pond was also completely overgrown and ammonia/PH testing showed that the pond was basically uninhabitable, due to overly high PH and traces of nitrites and ammonia in the water and soil. The pond was also full of fly tipped waste. The applicants enlisted the help of local drainage and excavation firm to clear the pond, and assist with the drainage, and removal of rubbish. The pond is now clear, and the PH levels are naturally recovering.

Similarly, the woodland was in dire need to attention, it had never been coppiced, the pond had spread into the woodland, and that combined with the overgrowth of weeds and evasive plant had basically started rotting the trees. Works by the local drainage company have now contained the pond and the applicants have coppiced approx. 10% of the trees and cleared ground level overgrowth, allowing light in the woodland, which is essential for healthy growth.

Since then, with the site cleared, the pond has now restored a much healthier PH of 8 and zero ammonia and nitrates. Fish fry are now visible in the pond, along with water insects, ducks are landing on the pond, moor hens are occasionally seen, birds are also regular visitors to the site, along with rabbit and deer regularly too.

Location

The site itself is located outside of the defined Development Area Boundary for Pinchbeck, which ends 245m East of the application site. (As defined by the South East Lincolnshire Local Plan 2011-2036 – Inset Map No.2). The site does however sit between a linear row of semi-detached properties to the East and a single detached farmhouse to the West.

The site also sits opposite a designated Local Wildlife Site – being the River Glen on the opposite side of the Glenside South road.

The site is close to an established Pub (The Ship) approx. 180m East of the site, serving food and drink daily, and is accessible via an exiting footway.

The site is also a short walk or drive from Pinchbeck centre and its facilities.

It is also worth mentioning that The Bull in Pinchbeck closed last year due to poor sales, ventures like the one proposed under this application can contribute to the local economy and hopefully work towards preventing further amenities from closing.

Use

The current use of the site is agricultural, although actual farming on site in the past 50+ years has been limited. It has been largely vacant because it is no longer suitable for modern agricultural processes, due to its size and features.

As explained within the introduction and the supporting Business Appraisal, the applicant's main aim is to preserve the site as much as possible, but ultimately the site needs a use to realise its potential and sustain its upkeep. The proposed fishery and off-grid camping facility will utilise the applicant's own personal skills and provide the perfect low-impact use for the site to achieve this balance.

The lake already stocks and preserves a range of fish species. Fishing on site will take place from the bank at allocated pegs around the lake over various times of day including night fishing and 24-hour fishing. Customers can either visit for the day, or stay over in either the glamping pod or on one of the 10 grass pitches.

The camping pitches will be grass, low-impact and off-grid.

The glamping pod offers an off-grid camping, with a few home comforts, ideal for those without camping gear.

The woodland will also be used in connection with the proposed use for customer walks.

The proposed machine store will be used to safely store all tools, machinery and equipment needed to maintain the site. Even without the other proposed residential buildings this would still be an essential building for the applicants, who have no other land or buildings nearby to store equipment. This building will be non-domestic.

The proposal also includes manager's accommodation, in the form of a low-impact modular and almost temporary building, that if taken away, would have no lasting

impact on the site. As confirmed within the business appraisal, this is an essential requirement for the proposal to ensure the protection of the high value fishery and the effective operation of the camping site. The applicants are happy for an occupational condition to be added to any decision notice to tie the manager's accommodation to the business.

Design & Appearance

The plans provided with this application detail the various buildings proposed for use in connection with the business. All buildings are single-storey and designed to be low impact, finished in materials that are sympathetic to the area.

The proposed glamping pod and managers accommodation are specifically designed as modular and almost temporary buildings, that if taken away, would have no lasting impact on the site.

The site and proposed buildings are well-screened from the road and surrounding countryside by existing perimeter trees and hedging, all of which are being retained and added to each year. As such, the proposal will have virtually no impact upon the surrounding area or street scene.

The camping pitches will be grass, low-impact and off-grid.

Access, Parking & Layout

The site benefits from two access points, one at each end of the site, both of which have historically been used for agricultural farming machinery, without incident.

The proposed business will utilise the existing entrance at the western entrance of the site. No works are proposed to the entrance as part of this proposal.

According to Land Registry plans, the applicant owns the entire site frontage the site, right the edge of the carriageway, therefore the applicant can maintain the frontage hedge to ensure optimal visibility.

Within the site there is ample spaces for vehicles to park, turn and leave the site in forward gear.

A maximum of 12-15 cars are expected on site – if at capacity, based on 1 car/van per camping pitch.

The proposed access road within the site is also large enough to accommodate and turn commercial vehicles collecting waste from the site.

There is an existing footpath running alongside the southern side of the carriageway, which stop just short of the application site. Customers staying onto site will be able to walk through the existing woodland (edged in blue on site plan) to access this footpath, which links the site to nearby amenities.

Hard and Soft Landscaping

Additional soft landscaping is detailed on the proposed site plan. This planting will be native.

The only hard landscaping proposed is the extended compacted stone drive and yard, shown on the proposed site plan.

Ecology & BNG

Please see specialist ecology appraisal and BNG report submitted with this application.

Contamination

During the site visit, no contamination risks were identified, the land and existing building on stie featured no fuel storage or indication of possible links to contamination.

Flood Risk Assessment

The application site is located within flood zone 3, see EA map extract below:



A specialist flood risk assessment has been prepared and submitted with this application.

Drainage

Surface water from the proposed buildings will be collected and discharged into the existing lake on site.

Foul water from the proposed buildings, (excluding the chemical waste in welfare building) will be discharged to a treatment plant with discharge to land drains – to be designed as part of the building regulation process. The chemical waste in welfare building will discharge to a separate sealed tank, emptied by specialist contractor on a regular basis.

Waste

A designated bin area has been provided by the welfare building for staff and guests to dispose of their waste. This will include separated bins for general and recyclable waste. The bins will be emptied by specialist contractor on a regular basis.

Noise

As outlined within the client's statement, strict site rules will be enforced by the site manager to ensure noise and impact on residential neighbours is kept to an absolute minimum.

Conclusion

The application site is a rare nature secluded spot on the edge of the settlement, close to amenities, and features an existing lake and woodland. It has been vacant for many years, due to its size and features it is no longer suitable for modern agricultural processes.

The applicants have purchased the site as part of the life-long ambition to own and enjoy such a site, as a result it will now be cared for, maintained, and no longer fall victim to fly tipping.

The applicants would like to increase the site's potential by creating a low-impact fishery and camping business, with associated modular buildings, that will bring people to the area, boost tourism and local economy.