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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/E

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 was not only chosen for the proposed business for its location and beauty, but also because it had an existing lake, one in need of rejuvenation, making it ideal. Due to the site of the site and a large portion of it being lake, other potential uses for the land are limited. The site has sat overgrown and vacant for some time.

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. There will be no more than 3 people fishing the lake at any one time.

The camping pitches will be grass, low-impact and off-grid, aimed at grass wild/off-grid camping, for cars, tents and small van-based campervans.

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 & Vehicle Movements

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. The existing entrance is over 4.5m in width and allows ample room for 2-way vehicle passing.

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

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

ensure optimal visibility. The maximum visibility splays that can be achieved at present, in either direction are marked on the proposed site plan.

A maximum of 12-15 cars or smaller van-based campers are expected on site – if the site is at capacity, based on 1 car/van per camping pitch. The proposed facility is aimed at grass wild/off-grid camping, for cars, tents and small van-based campervans, larger vehicles such as cars with caravans and/or medium/large campers will not be permitted on site, this rule will be highlighted on the booking website and other booking portals.

In terms of vehicle movements, the majority of vehicles entering the site will be the applicants and guests in cars or smaller van-based campers, as mentioned above.

The only other 'larger' vehicle expected on site, during typical business operation, will be the private collection of the foul waste from the chemical waste tank, held in a dedicated below-ground waste tank. The vehicle is likely to be a medium-size tanker lorry, with trips to site varying depending on site occupancy but certainly no more than 1 visit per month. *If highways do not want a medium-size tanker lorry entering the site, the applicants are happy to remove the chemical waste disposal provision and ask all campers to keep their waste on board, with no disposal on site, which is quite common on grass/wild camping sites. Tents are not affected by this as they do not have chemical waste, and they will use the toilet block, which connects to a treatment plant and doesn't require emptying.

General foul waste from the toilet blocks will discharge to a dedicated treatment plant system with discharge or treated effluent to the nearby drain, as such no vehicles are needed on site to empty this.

There will be 2 No. LPA waste collections from the site per week, 1 for general waste and 1 for recyclable waste. Waste will be collected in bins located at the welfare building, and then on collection day the applicant will move the bins to the roadside collection by LPA. The LPA's waste collection service already stops on the roadside to collect waste from the adjacent dwelling (The Chestnuts).

In the event a fire, the access is wide enough and there is space on site to accommodate a fire appliance, with turning available in 2 areas, as shown by the tracking plans provided on the proposed site plan.

There is an existing footpath running alongside the southern side of the carriageway, which stop just 22m short of the 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.

Although visibility splays from the existing access do not achieve the typical lengths required for a 60mph road, the current and historic use of the access must also be

considered within the assessment of its suitability for the proposed use. The access is shared, serving the large agricultural to the rear of the site, which is unrestricted in terms of vehicle/equipment size, or usage. The vehicles associated with the proposed use will be far smaller than any of the agricultural vehicles and equipment that can use the access to access the field. Furthermore, there are no recorded incidents involving this existing access.

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 site featured no fuel storage or indication of possible links to contamination.

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.

There will be 2 No. LPA waste collections from the site per week, 1 for general waste and 1 for recyclable waste. On collection day the applicant will move the bins to the roadside collection by LPA. The LPA's waste collection service already stops on the roadside to collect waste from the adjacent dwelling (The Chestnuts).

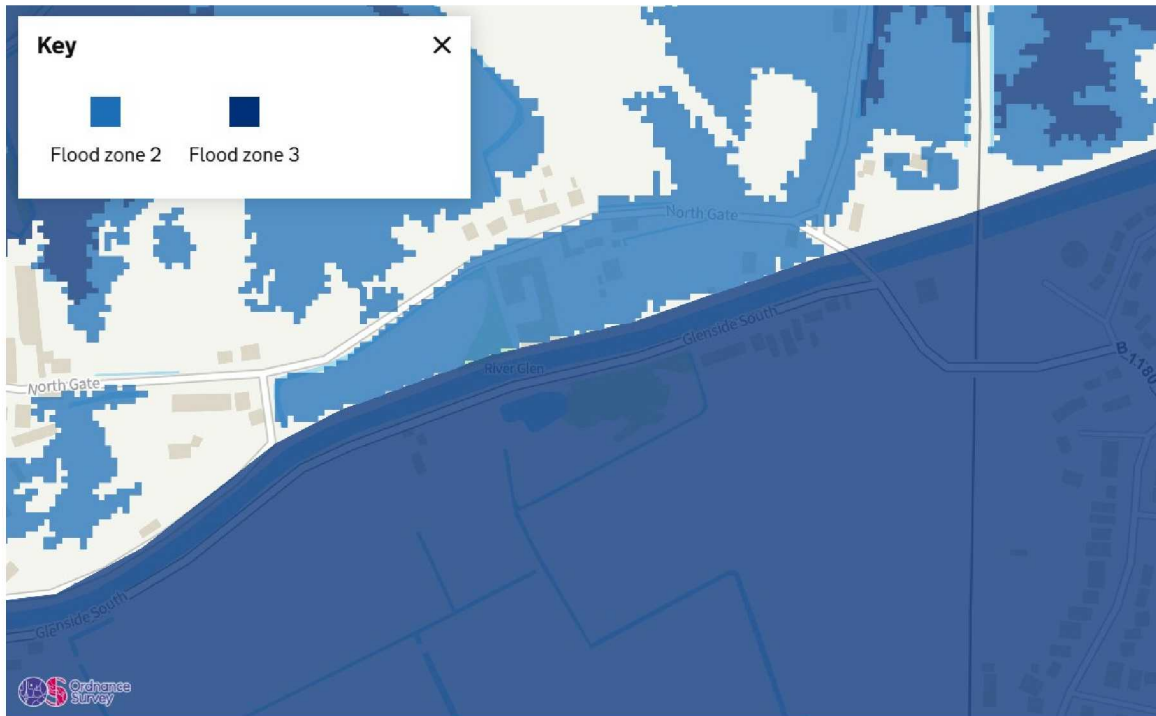
Drainage

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.

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.

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. See Noise Management Plan submitted with this application.

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.