

PRELIMINARY PROPOSAL

DEVELOPMENT PROPOSAL NOTES

The site is between existing detached dwellings in a row of eight dwellings.

The site has all services available, gas, water, electricity and telephone. Sewage is dealt with on site.

There is street lighting outside the site all the way into the village.

The site is within half a mile of the village shops, Post Office and Primary School.

The site is within easy walking distance of the bus service.

Pinchbeck village is a thriving, self contained, sustainable community.

There is a wide range of employment opportunity within walking and cycling distance.

There are Further Education facilities within the village.

Other parts of the village, notably Crossgate are considerably further away from the village centre and facilities than the application site.

The current and allowable uses of the site represents "BAD NEIGHBOUR DEVELOPMENT" and by allowing residential use past complaints and issues can be nullified. This would be a PLANNING GAIN.

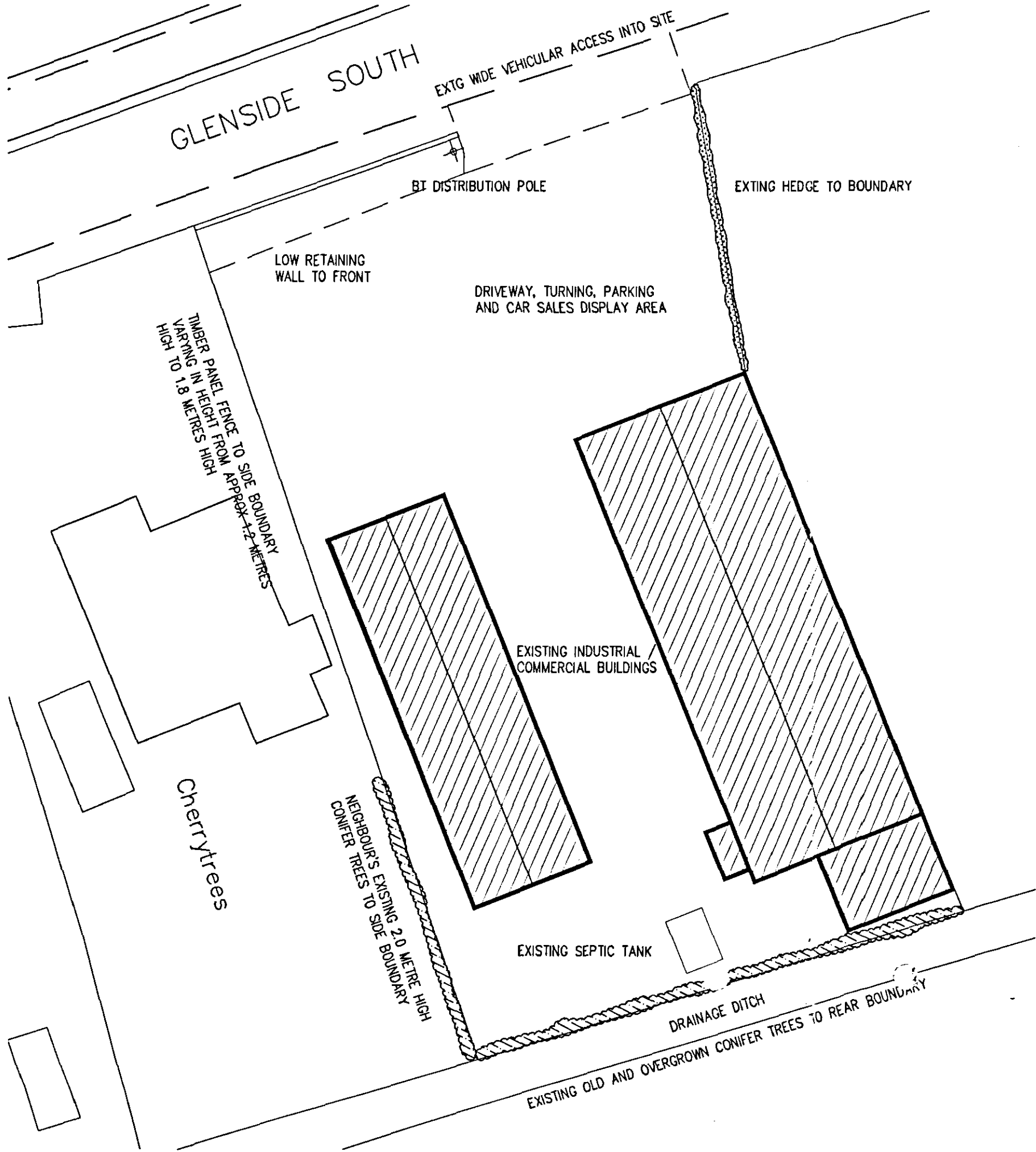
The present buildings contain ASBESTOS which would be SAFELY REMOVED following planning permission being granted thus no longer representing a potential environmental risk.

There is no loss of agricultural land.

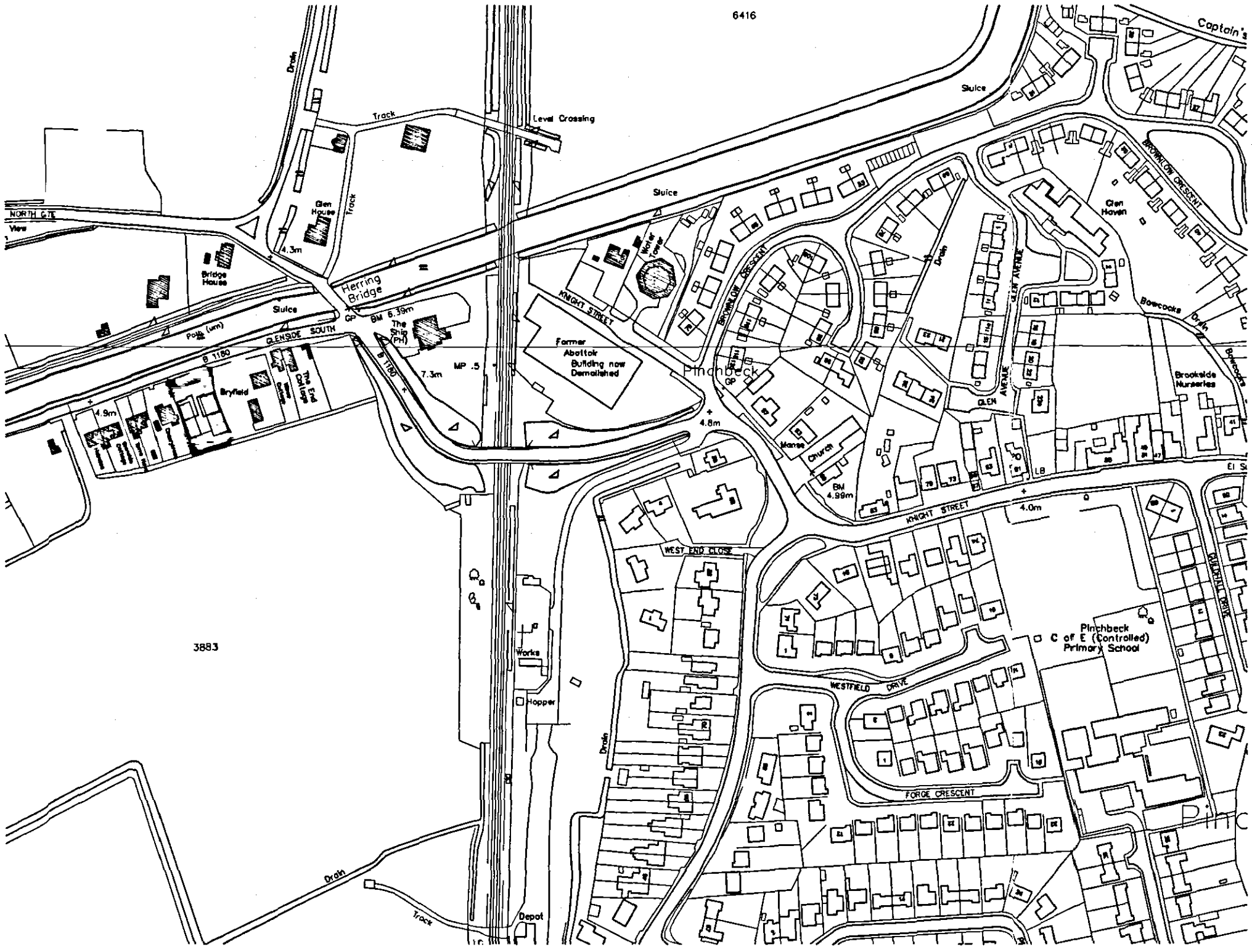
Highway safety will be improved by reducing vehicle movements and on road parking.



BLOCK PLAN AS PROPOSED Scale 1:200

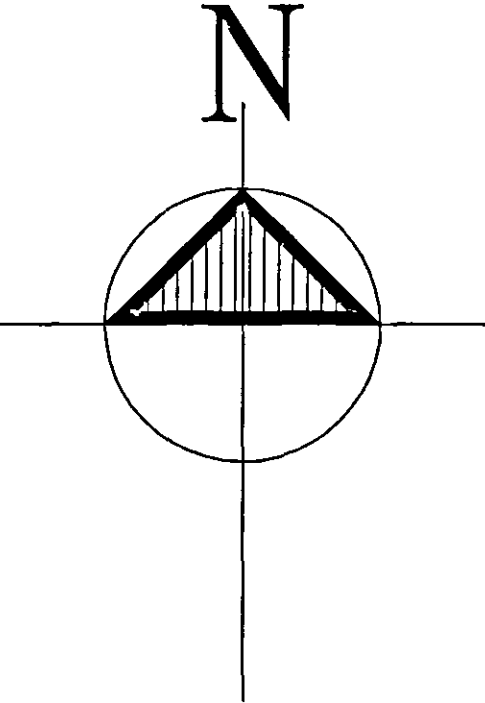


BLOCK PLAN AS EXISTING Scale 1:200



SITE PLAN Scale 1:1250

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AMENDMENTS
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Proposed BROWNFIELD SITE REDEVELOPMENT
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drawing INDICATIVE SITE LAYOUT TWO DWELLINGS OUTLINE PLANNING PROPOSALS	
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drawn by Peter Lithgow	checked PSL
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