



Design & Access Statement

Outline Application for 1 New Dwelling:

**Land adj. 'Wardentree Lodge,
Wardentree Lane,
Pinchbeck,
Spalding,
PE11 3UF**



1. Introduction

1.1 The Application

This Design & Access Statement has been prepared in support of an Outline Planning application for the development of the site adj. to 'Wardentree Lodge', Wardentree Lane, Pinchbeck. Currently the site is a large area of garden space laid to lawn with some low level planting and trees/bushes, under the control of the applicant. This Outline application is for 1 new build dwelling, as outlined in this document and on the accompanying plan.

This application is to be made by JC Architectural Consultant on behalf of their client who intend to develop the site in order to offer a new family home in this idyllic countryside setting.

1.2 Drawing List

This application is accompanied by the following drawings, all of which have been prepared by JC Architectural Consultant.

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1.3 Planning History

The site itself has no previous planning applications under a residential status, however, the area of land that this application relates to was approved for a commercial use for the sale of garden buildings in 2010, ref: H14-0148-10. The surrounding area has seen applications approved in recent years, typically for residential and industrial use, including the approval of two large scale housing developments, ref: H14-0165-21 & H14-0156-14, one of which is situated directly adjacent to the western boundary of Wardentree Lodge.

2. Site and Surrounding Context

2.1 The Site Location

The site is located off Wardentree Lane in Pinchbeck, a short walk from the village centre of Pinchbeck less than a mile away. Pinchbeck lies just north of the town of Spalding and is easily accessible on foot, by car or by public transport. Further afield are the city of Peterborough and the town of Boston, both accessible by car in approximately 30 minutes. Pinchbeck is a large village and sustainable in it's own right, it has a number of dwellings and other services including a pub, shops, a primary school and a church as well as regular bus services.

As mentioned previously, the site is currently an area of residential garden, although has previously been approved to be used as commercial. The site of Wardentree Lodge has the benefit of a large sweeping drive with good visibility on to Wardentree Lane and this will not be affected by the proposed site. Overall, the site is approximately 550m² in size, and is generally flat across its area, as is to be expected in this location. The site is surrounded by agricultural land at present, although this is set to change given the approved planning permission for the residential site to the west, as mentioned previously.

2.2 Local Amenities

Pinchbeck is considered a 'Main Service Centre' in the Southeast Lincolnshire Local Plan and certainly suits its categorisation, there are suitable local amenities, as mentioned earlier, that can serve residents suitably and a regular bus link puts the village in easy travel distance of Spalding and beyond. The city of Peterborough is only a short drive away which gives regular rail links across the Country and can be reached in approximately 30 minutes. The area generally is predominantly associated with agriculture, as is often the case in this area of the County.

Within the village of Pinchbeck there are 19 listed buildings or structures, most notably the Grade I listed Church of St. Mary. However this is quite

some distance from our site and therefore no justification upon the impact of these should be required.



Overview of the village of Pinchbeck with the site outlined in Red

3. Proposal

3.1 Proposed Development

The proposal comprises the development of one new dwelling, on land which is currently residential garden. Although this application is in outline form only it is apparent that the site would comfortably suit a 4/5 bedroom family home with ample amenity space and a double garage, as demonstrated on the accompanying indicative site layout plan.

The site will have a new access in the south east corner and will have the required visibility splays for the speed limit on the adjoining highway so this should be considered as part of this application. The new access on to Wardentree Lane should demonstrate no Highway concerns given the existing adjacent access, wide visibility splays and low speed limit along the road.

3.2 Site Layout

Although the detail of the site layout will be agreed under a Reserved Matters application it is very apparent that any development on the site should be set back as much as appropriate to avoid any possible issue with visibility. This then also gives ample space to the front of the proposal for a drive/car parking and garaging. Likewise to the rear, this would leave sufficient space for a large family garden.

The propose dwelling would naturally be orientated facing the highway as this will then match the majority of other dwellings along Wardentree Lane. The garden space to the rear would allow some privacy and any terracing would enjoy both the morning and the evening sun.

4. Use

The site is currently used as residential garden, however it has previously been given approval to be used as commercial, as previously mentioned. The land as a whole that is associated with Wardentree Lodge is vast and considerably larger than is to be expected with most family homes, although the area seeking approval for a dwelling is well maintained it is difficult to keep on top of the large amount of work required across the whole site.

5. Amount & Scale

5.1 Existing

There are currently no buildings on site, therefore there will be no demolition required to make way or the proposal.

5.2 Proposed

It is proposed that a four/five bedroom dwelling is constructed on the site. The site is also large enough to accommodate either an integral or detached double garage.

The overall footprint of the building is wholly indicative and would be confirmed at Reserved Matters stage, however, it is sensible to presume a dwelling of approximately 200m² would comfortably suit the site.

6. Layout

The layout of both the site and the dwelling would be dealt with at the Reserved Matters stage, however an indicative site layout is included with this application which demonstrates that a single dwelling would comfortably fit within the site with no adverse effect on the surrounding residential dwellings.

7. Landscaping

As with the layout; the landscaping would be determined at the Reserved Matters stage, however the indicative site layout included with this application suggests a large gravel driveway to the front of the dwelling with a large terrace and substantial lawn area to the rear. There would likely be some low level planting throughout the site and it is likely that some of the existing planting on the site may be retained if considered suitable.

8. Appearance & Materials

Any dwelling constructed on this site would make use of materials that fitted in with the surrounding area. Predominantly red or buff brickwork is used in the village as well as terracotta pantiles or blue slate for the roofing, however there are newer dwellings within the village that have used more modern materials, cladding or render for example as the wall finish, so there is great scope for material choice without contrasting adversely with the surrounding area.

9. Highways Implications

As previously mentioned, the site is currently served by its own, dedicated access on to Wardentree Lane and this will be maintained and a new separate access to the proposed site will be implemented. This will have the benefit of good visibility along the road, as with the existing access, and the slow speed limit along Wardentree Lane should present no adverse impact on the highway nor its use.



Existing access to the site.

10. Land Contamination

Given the site's previous uses it is very unlikely that there is any level of land contamination.

11. Flood Risk Assessment

It is acknowledged that the site lies with Flood Zone 3, as demonstrated on the Environment Agency's 'Flood Map for Planning', however, as this application is in Outline form only it is requested that a full Flood Risk Assessment form a Planning Condition if this application is successful and permission is granted.

12. Impact on the Surrounding Area

The proposed development will make a positive contribution to the existing visual amenity along Wardentree Lane. With the development proposed to the west of the site the building line will continue along Wardentree Lane to the site and this proposal will form the natural end to this. By staying within the residential limits of the existing site of Wardentree Lodge there is no loss of any other land use, nor will there be such a large amount of loss of amenity to space to the existing dwelling. It may well be unlikely, but it is feasible to suggest that over time this area of the amenity space could become overgrown and an eyesore due to the large area of the site already associated with the existing dwelling becoming unmanageable, therefore the division of the land will ensure that the entire site, and the residential boundary along the Lane, are maintained to an appropriate standard.

The proposal represents a family dwelling in a popular location which makes use of a large area of residential land, a key emphasis of the Central Lincolnshire Local Plan and the National Planning Policy Framework in general. The Village has seen several recent developments both large scale and individual plots which suggests that this is both a suitable and popular

location to live and the Local Authority are open to an increase of residential properties.