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Design and Access Statement
Full Planning Application for a Proposed Cemetery, Storage Building and Parking, and the Use of Land as an Informal Public Recreation Area
Land off Blue Gowt Lane, Pinchbeck.

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town planning



landscape architecture



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1. INTRODUCTION

1.1. This Design and Access Statement has been prepared by the Robert Doughty Consultancy Limited on behalf of Pinchbeck Parish Council to accompany a Full Planning Application for a cemetery with associated parking, a small storage building and the use of land as a public recreation area.

1.2. The application is supported by a Flood Risk Assessment, which concludes that the site is not at risk of flooding and will not increase surface water flooding elsewhere.

1.3. The site layout shows how the site could be developed to provide sufficient burial plots for the parish for the foreseeable future, together with a new access from Blue Gowt Lane, which will service an associated car park. In addition to the new cemetery, the remainder of the agricultural field will be turned into an informal recreation area for use by parishioners.

2. APPLICATION SITE AND SURROUNDINGS

2.1. The application site measures 3.17ha and is located immediately adjacent to the settlement boundary of Pinchbeck, as set out in the South East Lincolnshire Local Plan.



Location Plan Extract

2.2. The site comprises two agricultural fields, is roughly triangular in shape and is largely flat with few features. The western boundary is characterised by the railway line and the entire eastern boundary is adjacent to Blue Gowt Lane to a point where it meets Market Way. The northern boundary is characterised by the rear garden boundaries of dwellings on Penway Drive. The two other boundaries are characterised by sporadic native planting.

2.3. North of the application site is Pinchbeck, with agricultural land to the east and south, and a railway line to the west.

3. PLANNING POLICY

The Development Plan

3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, "If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

3.2. The Development Plan for the purposes of this application is the South East Lincolnshire Local Plan 2019 (the 'Local Plan'). Those policies considered relevant to the proposal are set out below:

Policy 2: Development Management

Policy 3: Design of New Development

Policy 4: Approach to Flood Risk

Policy 32: Community, Health and Well-being.

3.3. Policy 2 indicates planning permission will be granted where the development satisfies the sustainable development considerations.

3.4. Policy 3 requires that all development will be designed to a high quality for future needs of residents and to ensure that South Holland's essential character and main environmental assets are not damaged.

3.5. Policy 4 indicates planning permission will be granted for development within an area at risk of flooding, provided it meets the outlined considerations. This application is accompanied by a site-specific Flood Risk Assessment, which states the development is safe from flooding.

3.6. Policy 32 states development should contribute to creating socially cohesive and inclusive communities, reducing health inequalities and improve the community's health and well-being.

National Planning Policy Framework

3.7. The National Planning Policy Framework (the "NPPF") sets out Central Government's planning policies for England and how these are expected to be applied.

3.8. Paragraph 91:

"Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other…;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

3.9. Paragraph 92:

"To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments…"

3.10. Paragraph 96:

"Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate".

4. DESIGN AND ACCESS

Use

4.1. The application proposal is for a cemetery with associated parking, a small storage building and a new informal public recreation area.

4.2. The existing cemetery in Pinchbeck is close to capacity and, in the face of growing residential development in the parish, there is the need for further burial provision, which this development will satisfy.

4.3. Both proposed uses require locations beyond the settlement boundaries, as there are no suitable sites within the village. The proposal complies with Policy 32 in that the informal recreation element provides for the health and wellbeing of the community.

Amount and layout

4.4. It is proposed to construct a single-storey amenity building, with a primary car park with provision for 22 spaces and an overflow parking area to the west.

4.5. The cremation plots and burial plots are sited with an east to west orientation, and there is a footpath around the edge of the plots with seating and planting.

4.6. There is a 1.2m high post and rail fence along the southern boundary of the cemetery to separate this from the public recreation area. The fence continues along the eastern and southern boundary of the entire site.

4.7. The informal public recreation area measures 2.14ha and would be a significant addition to green space in Pinchbeck. It is not proposed to provide sports pitches, but, simply a place to be used at people's leisure, for example for dog walking and jogging.

4.8. The proposal accords with Local Plan Policy 2 in that it represents sustainable development on the fringe of the village and is commensurate in scale and layout to the needs of the community.



Scale

4.9. The amenity building will be single storey measuring 3.1m to the eaves and 4.9m to the ridge.

Landscaping

4.10. There is little in the way of landscaping within the site itself and so it is proposed to introduce planting between the cemetery and the recreation area, and also to the site boundaries.

4.11. The site plan shows an indicative planting scheme, which will be the subject of further details.

4.12. The purpose of the planting will be to add biodiversity to what is currently an agricultural field, rather than to provide screening. Screening will promote anti-social behaviour if there are limited views in and out of the site and, having regard to the 'light touch' that the proposal has on the landscape, there is no need to provide significant screening. The proposal is, therefore, compliant with Policy 2 (1).

Appearance

4.13. The amenity building will be used for the storage of maintenance equipment and it, therefore, has a deliberately functional appearance. The building is a simple rectangle with pitched roof over and the roller shutter and personnel door will allow easy access for equipment and one or two maintenance personnel.

4.14. The building will be constructed in red brick with a red or grey tile covering, with exact manufacturer's details to be agreed upon. There will be little or no impact arising from the siting or design of the building, the size of which is commensurate with the needs of the wider development. The location of the building is some 40m from the nearest dwelling. The building will be used occasionally and will have no detrimental use on nearby dwellings. The proposed building is, therefore, complaint with Local Plan Policy 2 (6).

4.15. Cemeteries by their very nature have limited impact and the opportunity, therefore, exists to introduce some planting within the site to increase biodiversity. Burial plots will be orientated in an east-west direction, which is the accepted convention. Although the appearance of the site will change from agricultural land to that of a more manicured landscape, this impact is acceptable in that the majority of the site will be laid to grass with the addition of native planting.

4.16. The proposed car park will be finished in gravel or similar providing a permeable surface to aid drainage.

4.17. The proposal accords with Policy 3 in terms of the impact on the character of the area.

Access

4.18. It is a proposed to construct a new access into the cemetery car park off Blue Gowt Lane. There is presently a field access in the north eastern corner of the application site, however, having regard to the Pennytoft Lane/ Market Way junction with Blue Gowt Lane, a new access will result in those visitors arriving at the site from Pennytoft Lane having to travel further round the bend into Market Way before turning into Blue Gowt Lane. It is envisaged that this arrangement will provide for safe access to and from the application site.

4.19. Having regard to the location of the site in relation to the centre of the village, it is hoped that visitors to the site will have the option of doing so on foot. Informal discussions with the local highway authority have raised no issues in relation to the proposed access.

4.20. The recreation area is proposed to be accessed on foot, although there will be a gated access off Blue Gowt Lane for maintenance purposes only, which will obviate the need to access the site through the proposed cemetery.

5. CONCLUSIONS

5.1. The existing cemetery in the village is close to capacity and with the rising population in a growing settlement, there is the need for a new cemetery to cater for the future needs of the community.

5.2. The site is immediately adjacent to the built-up settlement of Pinchbeck and is easily accessible on foot.

5.3. By its very nature, the cemetery use will not impact on the reasonable amenity of residents off Penway Drive, with those attending interments observing the customary quiet contemplation. The proposed recreation area is for informal pursuits only and there will, therefore, be no large gatherings more normally associated with football matches for example.

5.4. It is anticipated that the new informal recreation area will become a valuable asset to the green space on offer to the local community, which will complement the formal sports provision and enhance the health and wellbeing of the local population.

5.5. The application is consistent with the Development Plan and complies with the guidance set out in the National Planning Policy Framework which promotes sustainable development.

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A design consultancy specialising in Town and Country Planning, Landscape Architecture and Architecture

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