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# Design & Access Statement

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**Mr A Jones**

2no Plot Residential  
Development, Old Pits Close  
Skellingthorpe, Lincolnshire

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1564J/DA01  
November 2023

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### **Appendices:**

Appendix A	-	Site Location Plan
Appendix B	-	Indicative Block Plan

## 1. Introduction

- 1.1 This design and access statement has been prepared in support of a planning application for Outline Residential Development, including Access with all matters reserved on Land off Old Pits Close, Skellingthorpe, Lincoln.
- 1.2 This statement has been written in accordance with Government Circular 01/2006 – section 3 that came into force on the 10th August 2006 and takes into account advice offered by C.A.B.E. This Design and Access Statement incorporates an assessment of the sites immediate and wider context in terms of physical, social and economic characteristics and relevant Planning Policy context, history and community consultation in order to define the influencing development principals.
- 1.3 The location of the Site is illustrated on drawing no. 1564J/010, which is included in Appendix A.

## 2. Planning Statement

- 2.1 The application seeks outline planning approval for the erection of two dwellings as an extension to a recently completed small development on a new access road named 'Old Pits Close' which is served from Jerusalem Road, located in the settlement of Skellingthorpe.
- 2.2 The Central Lincolnshire Local Plan (CLLP) strategy for the distribution of residential development is to focus growth on urban areas and larger settlements, whilst recognising other opportunities for sustainable development.
- 2.3 The settlement of Skellingthorpe is defined as a large village in the CLLP. The plan notes that:

*Beyond site allocations made in this plan or any applicable neighbourhood plan, development will be limited to that which accords with Policy S4: Housing Development in or Adjacent to Villages or other policies relating to non-residential development in this plan as relevant.*

- 2.4 The CLLP planning Policy S4: Housing Development in or Adjacent to Villages, will allow unallocated sites in appropriate locations, within the development footprint of a village, up to 10 dwellings in a large village location and therefore would generally be supported.
- 2.5 The CLLP also states that:

*Residential development proposals for unallocated sites within the size thresholds set out in part 1 of this policy and within the developed footprint of the village will only be supported where it would:*

- a) preserve or enhance the settlement's character and appearance;*
- b) not significantly harm the character and appearance of the surrounding countryside or the rural setting of the village; and*
- c) be consistent with other policies in the development plan.*

- 2.6 The site location is in accordance with policy as it is in the large village of Skellingthorpe and within the development footprint of the settlement.
- 2.7 The proposals are in the form of extending a recent development and will therefore be consistent with Policy S4 (2a & b) and will conform with other policies (c) in the development plan. The detail relating to these would be considered within a 'Reserved Matters' application as this outline application seeks only the principle of development and access for the two additional dwellings.

### **3. Sustainability**

- 3.1 The site is in the village urban boundary of Skellingthorpe and therefore in a sustainable location. It has residential development up to its boundaries and is located off a main through route known as Jerusalem Road.
- 3.2 The proposed development takes consideration in to three noted dimensions of sustainable development; economic, social and environmental:

#### **ECONOMIC**

The development would create work for local tradespeople during construction, establish asset value on completion, and any new occupants would contribute to the local economy.

#### **SOCIAL**

The development will help to support the existing local community when completed.

#### **ENVIRONMENT**

The development site is located in a sustainable location and would support the high level of local services available in Skellingthorpe, which also has good modes of public transport, and a direct cycle and footpath link to the centre of the City of Lincoln.

- 3.3 The proposed development will be of good design to meet the other CLLP policies by:
- Integrating into the surrounding development, considering character and environment
  - Making excellent use of sustainable land
  - Being consistent with existing build form
  - Considering appropriate overall development design in the form of siting, scale, appearance, landscaping, etc.

## **4. The Surroundings**

- 4.1 The Application Site is located in the settlement village of Skellingthorpe.
- 4.2 The site is located to the north of a recent small development constructed around a new access named 'Old Pits Close' which is served from the main village through route of Jerusalem Road.
- 4.3 The site currently consists of existing outbuildings, polytunnel and general external storage areas.
- 4.4 The site is generally rectangular in shape and flat in topography.
- 4.5 The sites east and west boundaries are generally built up of established vegetation in the form of hedgerow planting.
- 4.6 The boundary to the north is currently open and overlooks existing grass land.
- 4.7 The site is linked to an existing residential development on Old Pits Close to the south of the site.

## **5. Design**

### **Use**

- 5.1 The site formed part of a former agricultural holding which has been subject to residential development.
- 5.2 The site is considered to lend itself to residential development as an extension to the existing 'Old Pits Close' development and is capable of delivering two additional dwellings complete with associated car parking.
- 5.3 The proposed use is considered appropriate as the site is not allocated for any other use and the surrounding area is dominated by residential development. The proposal will also contribute to the supply of housing within the village in accordance with the Central Lincolnshire Local Plan.

## Amount

- 5.4 The proposed site has an area of 0.43ha which includes the existing access road.
- 5.5 It is anticipated that the proposed new dwelling units would generally comprise of 1no single storey dwelling and 1no 2-storey dwelling of 3/4 bedroom size properties.
- 5.6 Each property would benefit from external parking with a minimum provision of 2no. spaces for a 3 bedroom unit and 3no. spaces for a 4 bedroom unit.

## Layout

- 5.7 An Indicative Site Block Plan is submitted with this application which indicates how the site could be developed in terms of density, scale and massing, a copy is included in Appendix B.
- 5.8 The indicative layout has been carefully considered to comply with local planning policy and has been prepared with a regard to respecting the character and appearance of the surrounding environment. Each plot has been provided with generous sized gardens and individual car parking.
- 5.9 The site would deliver a mix of 3/4 bedroom properties of single and two storey type dwellings. The site also offers an attractive landscape setting. The illustrative design of the proposed development is in-keeping with the surrounding area in terms of density, scale, build form and landscaping.
- 5.10 Building orientations have carefully been considered protecting existing property outlook and not to cause any detrimental impact on the site surroundings.
- 5.11 Two storey dwellings generally surround the site which the proposal respects in the form of proposing just single and two storey development. The building heights proposed for the new dwellings also ensures the development will protect the amenities of the adjacent existing residents. This ensures there is no high level overlooking of the existing properties.
- 5.12 The depth of the proposed development site has been kept consistent to adjacent existing build form.
- 5.13 The existing Old Pits Close access road from Jerusalem Road is proposed to be utilised to link the development site.
- 5.14 The Old Pits Close access was approved under the Planning Ref: 07/0648/FUL for the erection of five dwellings which is now completed. The layout arrangement will allow all vehicles to be able to exit the site in a forward gear.

## Scale

- 5.15 Proposals are to be consistent with adjacent development. The proposed dwellings indicated on the indicative layout would be kept to a maximum two storey in height.
- 5.16 The build form and scale of the development will compliment that found within this part of the settlement of Skellingthorpe village.

## Landscaping

- 5.17 All existing established hedgerow vegetation would be retained to the east and west boundaries. The proposed site would assimilate into its surroundings by the inclusion of new perimeter hedgerows forming the individual plot boundaries and new tree and shrub planting.
- 5.18 The proposals provide front and rear amenity space to the dwellings which will form part of the personalised landscaping for any future occupants.
- 5.19 Planting within the site will also assist in the assimilation of the development into the surrounding landscape in terms of any views into and from the site, as well as providing an attractive and pleasant living environment for residents.
- 5.20 The proposed development will provide many opportunities to increase and enhance biodiversity and ecological value by the planting of new trees and hedgerows. This is achievable as demonstrated on the illustrative site layout included in appendix B.

## Appearance

- 5.21 The dwellings would be designed to reflect the existing surrounding development and therefore supporting the character and distinctiveness of the local area.
- 5.22 The design and appearance of the proposed dwellings would be designed to reflect the local vernacular, both in terms of architecture and the use of an appropriate palette of materials in creating a locally distinctive scheme, which is in keeping with its location.

## Access

- 5.23 The development site will be accessed from the 'Old Pits Close' which junctions Jerusalem Road, a main Skellingthorpe vehicular and pedestrian through route.
- 5.24 The existing footways offer excellent connectivity to the village, and in particular the village centre.
- 5.25 Jerusalem Road links the site to the main road infrastructure connecting the City of Lincoln and other major routes.
- 5.26 In terms of accessibility, a network of public footpaths is available for pedestrian movement between the site, nearby bus stops and facilities in the settlement of Skellingthorpe.
- 5.27 Skellingthorpe also has a footpath and cycle link into the centre of the City of Lincoln. This link also extends into the open countryside providing leisure pursuits and connecting other village settlements.
- 5.28 There is a significant number of local businesses offering employment in the village and surrounding area. Many of these businesses have been established for a long time and they wouldn't have been able to sustain this without the local community.
- 5.29 The site is considered to be in a sustainable location by its proximity to a range of alternative transport methods, excellent connectivity to the Local Services, employment establishments and facilities.

## 6. Flood Risk Assessment

- 6.1 The site is located within Flood Zone 1 according to The Environment Agency Flood Zone Planning Maps (see map EA Map accompanying the application). This is classed as land where there is less than a 0.1% annual probability of flooding.
- 6.2 As the site lies within Zone 1 and the proposed use is not classed as 'vulnerable', the development is considered appropriate.
- 6.3 To protect the proposed new development from any overland flow surface water flooding, finished floor levels will be set a minimum of 150 mm above surrounding ground levels.
- 6.4 As the development site is not larger than 1 hectare and is located within Flood Zone 1, it is considered that a Flood Risk Assessment in accordance with PPS25 is not required.
- 6.5 It is intended to discharge surface water as existing via the existing drainage systems. Private driveway areas and hard-standings are to be formed using permeable paving or gravel, subject to detailed design.



- 6.6 The use of a sustainable technique of drainage in the form of soakaways and permeable hard surfaces will enable the development to mimic the existing surface water runoff and discharge conditions present and ensure there is no increase in flood risk elsewhere.

## 7. Conclusion

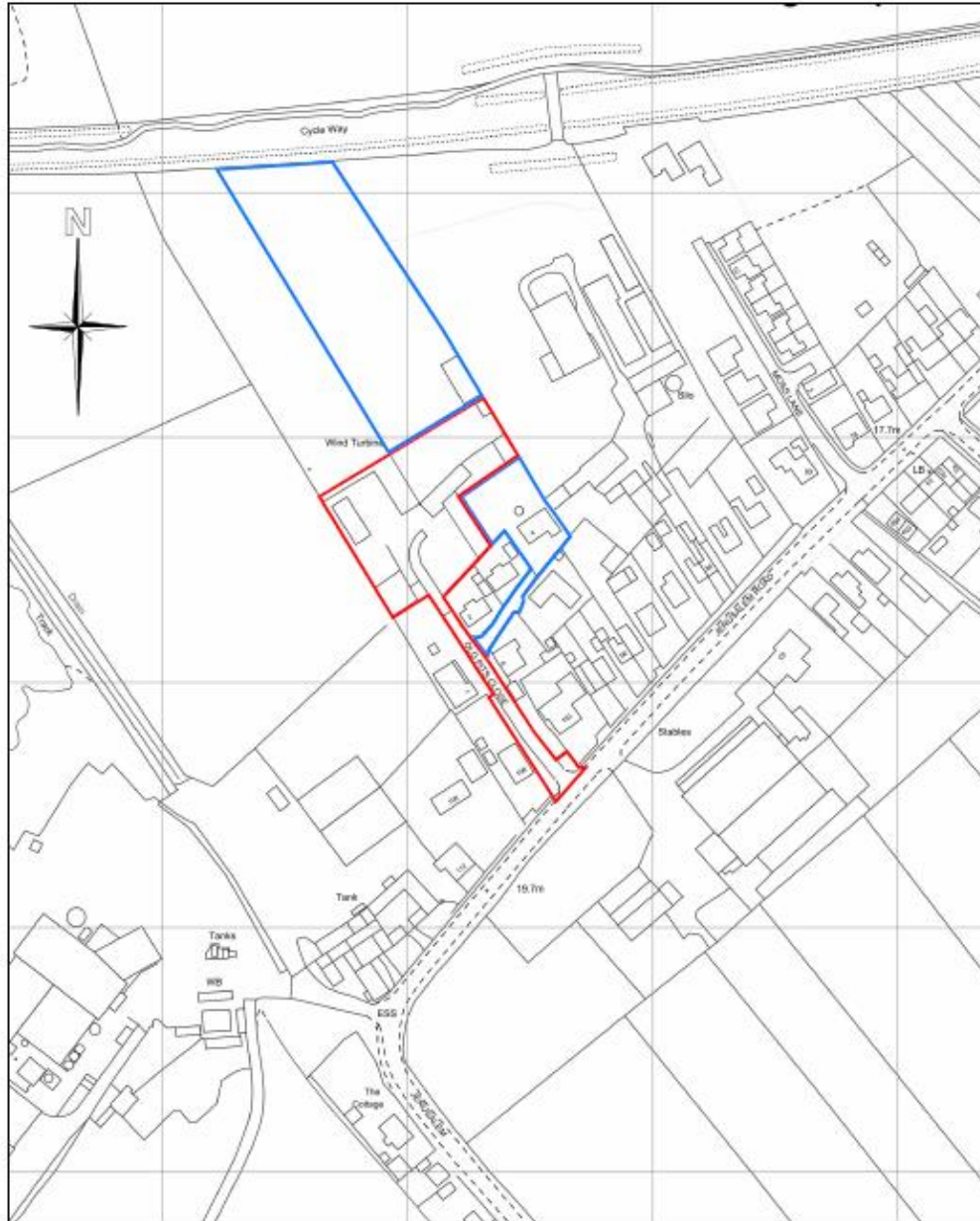
- 7.1 The application proposal is a result of a detailed assessment and review of the site. The site analysis has informed the proposal which incorporates the significant features of the site and assimilates the proposal into its surroundings.
- 7.2 Proposed development will not exceed the heights of neighbouring properties and therefore would not have any detrimental impact on the surrounding area.
- 7.3 The design of the site layout together with the incorporation of the existing site features, demonstrate that the development accords with prevailing CLLP policies.
- 7.4 Access to the site will not compromise the safety of the local highway. The existing network of connecting routes in and around the site, offers a high level of connectivity.
- 7.5 The site is compatible in scale within the settlement and its surrounding built environment. Proposals are not detrimental to the amenity of the adjoining or nearby occupiers and is sensitively designed respecting the character of existing dwellings. The proposal does not represent an extension of ribbon development or an addition to an isolated group of houses and does not represent an extension to the village footprint into the open countryside.
- 7.6 The site will not be at risk from flooding or lead to flooding elsewhere off the site.
- 7.7 The proposals represent a sustainable development within the settlement of Skellingthorpe whilst retaining the character of the wider built environment.
- 7.8 The application is consistent with the Development Plan and complies with the Central Lincolnshire Local Plan and the guidance set out in the National Planning Policy Framework which promotes sustainable development.

**APPENDIX A - Site Location Plan**

Scale Bar



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			Drawing: <b>Site Location Plan</b>	  <b>Artech Designs Ltd</b> Architectural Consultants 6 Meadow Rise - Saxby Lincoln - LN1 2HW Tel: 01522 803062 Mob: 07808 816366 martin@artechdesigns.co.uk <a href="http://www.artechdesigns.co.uk">www.artechdesigns.co.uk</a>
Revision	Description	Date	Status: <b>Planning</b>	
<b>Mr A Jones</b>			Scale: <b>1:2500 @ A4</b>	
<b>2no Plot Residential Development Old Pits Close, Skellingthorpe Lincoln, Lincolnshire</b>			Date: <b>November 2023</b>	
			Dwg. No: <b>1564J/010</b>	
			Revision: -	Drawn by -

**APPENDIX B - Indicative Block Plan**

