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| APPLICATION NO | PA/2019/861 |
| APPLICANT | KCS Developments Ltd |
| DEVELOPMENT | Outline planning permission to erect 55 dwellings, including drainage infrastructure, public open space and associated landscaping, with appearance and scale reserved for subsequent approval |
| LOCATION | Land to the east of High Burgage, Winteringham |
| PARISH | Winteringham |
| WARD | Burton upon Stather and Winterton |
| CASE OFFICER | Scott Jackson |
| SUMMARY RECOMMENDATION | Refuse permission |
| REASONS FOR REFERENCE TO COMMITTEE | Significant public interest |

POLICIES

National Planning Policy Framework:

Chapter 2 – Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

Chapter 16 – Conserving and enhancing the historic environment

North Lincolnshire Local Plan:

Policy RD2 (Development in the Open Countryside)

Policy H5 (New Housing Development)

Policy H8 (Housing Design and Housing Mix)

Policy H10 (Public Open Space Provision in New Housing Development)

Policy R5 (Recreational Paths Network)

Policy HE2 (Development in Conservation Areas)

Policy LC5 (Species Protection)

Policy LC6 (Habitat Creation)

Policy LC7 (Landscape Protection)

Policy LC12 (Protection of Trees, Woodland and Hedgerows)

Policy T1 (Location of Development)

Policy T2 (Access to Development)

Policy T6 (Pedestrian Routes and Footpaths)

Policy T19 (Car Parking Provision and Standards)

Policy DS1 (General Requirements)

Policy DS14 (Foul Sewage and Surface Water Drainage)

Policy DS16 (Flood Risk)

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS6 (Historic Environment)

Policy CS7 (Overall Housing Provision)

Policy CS8 (Spatial Distribution of Housing Sites)

Policy CS17 (Biodiversity)

Policy CS19 (Flood Risk)

Policy CS25 (Promoting Sustainable Transport)

Policy CS27 (Planning Obligations)

Other documents:

Winteringham Conservation Area Appraisal

Winteringham Supplementary Planning Guidance

CONSULTATIONS

LLFA Drainage: Following the receipt of additional information, no objection, but advise conditions requiring the submission and implementation of a detailed surface water drainage scheme for the site and a method of preventing surface water run-off from hard paved areas.

Spatial Planning: The site is located in the open countryside, outside the development limit of Winteringham and is therefore contrary to policy CS2 of the Core Strategy which restricts development to that which is essential to the functioning of the countryside. The proposal is also contrary to policies CS7 and CS8 of the Core Strategy as the principal focus for development is Scunthorpe and the market towns of Barton, Brigg, Crowle, Kirton in Lindsey and Winterton. There is a requirement to provide affordable housing, which should be 10% of the overall housing provision. The development is also contrary to policy RD2 of the North Lincolnshire Local Plan.

Winteringham is a larger rural settlement and is classed 28th overall out of all the settlements in North Lincolnshire, it contains 5 of the 7 key facilities and services and has approximately 442 dwellings. Contributions would be sought towards recreation, education and leisure and 10% on-site affordable housing provision.

The proposal for residential development is in the open countryside and contrary to the council's adopted development plans.

Environmental Health: The application for residential development is a sensitive end use. In addition, the site's agricultural use provides reason to believe that contamination might be an issue. Agricultural land has the potential to be impacted upon by contaminants such as agrochemicals and metals associated with sewage sludge applications and contaminants associated with illegal deposits of wastes. It is the developer's responsibility to assess and address any potential contamination risks, however no supporting information has been provided that demonstrates potential risks can be reduced to an acceptable level. Recommend conditions in respect of contaminated land investigation, the provision of electrical vehicle charging points, construction and site clearance working hours and the submission of a construction environmental management plan.

Humberside Police: The applicant has thoroughly considered 'designing out crime' principles and the development identifies a clear vision for safety and security. Comments offered in respect of the site layout and designing out crime principles for the applicant to take into account for a reserved matters application.

Environment Agency: No objection, but recommend the following condition:

No building works which comprise the erection of a building requiring to be served by water services shall be undertaken until full details of a scheme for the provision of mains foul sewage infrastructure on and off site has been submitted to and approved in writing by the

local planning authority. No dwelling shall be occupied until the works have been carried out in accordance with the approved scheme.

Shire Group of IDBs: The above application lies within the IDB's (extended) district and indicates that the planning application may relate to work in, on, under or near a watercourse within the Internal Drainage Board (IDB) Drainage District. Consent is therefore required from the IDB in addition to any landowner agreements for works, access, easements and planning permissions.

Waste Services: Comments made in relation to the site layout and that roads are capable of accommodating refuse vehicles, highway construction, unadopted roads and areas for bin collection and storage.

Leisure: A 'sports facility calculator' has been developed by Sport England for planning obligation purposes. A contribution of £53,000 is sought towards the improvement of leisure facilities in the catchment of the site.

Capital and Buildings: Financial contributions of £2,973 per dwelling are sought for primary education places.

Humberside Fire and Rescue: It is a requirement for domestic premises that adequate access for fire-fighting is provided to all buildings or extensions to buildings.

Anglian Water: The foul drainage from this development is in the catchment of Winteringham Water Recycling Centre, which currently does not have capacity to treat the flows from the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the planning authority grant planning permission.

Highways: No objection, but recommend 12 conditions.

Ecology: A landscape and visual appraisal is required. The development appears unlikely to have a significant effect on the Humber Estuary SAC, SPA or Ramsar site. The survey methods used and the survey effort deployed are appropriate for the site in question in respect of protected species. If permission is ultimately granted, biodiversity enhancements will need to be secured in accordance with the National Planning Policy Framework.

Historic Environment Record (HER): The applicant has undertaken archaeological assessment and field evaluation in accordance with paragraph 189 of the National Planning Policy Framework (NPPF). The applicant has submitted reports of desk-based research, geophysical survey and archaeological trial trenching. The results reveal that the site contains buried remains associated with a Saxon enclosure as well as earlier archaeological activity. The proposed development will destroy the remains resulting in substantial harm to the archaeological interest of the site; paragraph 197 of the NPPF should therefore inform the planning decision.

The applicant has submitted an archaeological mitigation strategy (17 July 2019) comprising excavation and recording of the remains in advance of development commencing. The strategy is set out in a detailed Written Scheme of Investigation (WSI) which accords with professional standards and guidelines. This procedure is in accordance with paragraph 199 of the NPPF, policy CS6 of the Core Strategy and policy HE9 of the

North Lincolnshire Local Plan; as such, the HER has no objection to the development. If the planning authority is minded to grant permission for this application, conditions to secure the implementation of the archaeological mitigation strategy are recommended.

Public Rights of Way: Public footpath 318 passes through the site and the plans show the intention to retain the footpath's existing alignment. No objection, but the areas of open space that the public footpath runs through should be a minimum width of 5 metres. The footpath should be 1.8 metres wide and surfaced with either crushed stone or tarmac on a suitable sub-base.

Public Health: Recommend that the comments made by LLFA Drainage and Public Rights of Way are taken into account, that consultations take place with local primary care services, and that the 10 principles of Active Design from Sport England are considered.

PARISH COUNCIL

Objects on the following grounds:

- the application should be considered concurrently with PA/2019/568 for 29 dwellings on the neighbouring site
- grade 2 agricultural land located within 800 metres of the Humber Estuary
- the scale of development is excessive when considered in the context of the size of Winteringham
- it represents a potential 12.8% growth in the residential population
- there is no need for further areas of open space
- Winteringham is classed as a 'minimum growth area' in the local plan and supplementary planning guidance
- development is not proposed on previously developed land
- the development is not essential to the functioning of the countryside and is therefore contrary to policies CS2 and CS3 of the core strategy, and RD2 of the local plan
- loss of grade 2 agricultural land
- loss of amenity to existing properties through loss of sunlight
- loss of ecological habitat
- no economic or environmental benefit of allowing development
- additional traffic and car journeys
- noise and pollution from additional traffic
- impact on local services
- impact on pedestrian safety

- not a sustainable location
- increased footfall along the public rights of way
- increased damage to road surfaces and verges
- highways are not suitable for additional traffic
- issues with existing drainage
- the drainage system cannot accommodate additional dwellings
- potential for increased localised flooding
- it will not provide the affordable housing required for local housing needs
- impact on the conservation area
- object to the leisure contributions for Winterton and Barton
- the primary school is at capacity
- impact on the character and appearance of the countryside.

PUBLICITY

The application has been advertised by site and press notice. A significant number of objections have been received raising similar issues to the parish council, together with the following issues:

- precedent for further development
- outside the settlement boundary
- impact on the character of the village
- more urbanised form of development
- the development is for economic gain
- increase in construction traffic
- impact on the doctor's surgery (Winterton)
- drainage issues made worse by differences in ground levels
- impact on foul drainage
- it would increase parking issues in the village
- contrary to policy CS7
- green belt land

- no suitable footpath provision to the site
- it is not for infill development
- loss of wildlife habitat
- overlooking
- devaluation of property prices
- impact on equestrian land neighbouring the site
- loss of view
- over-development
- not an appropriate location for development
- loss of open space.

Four letters of support have been received making the following comments:

- it will expand the village
- supports the sustainability of the settlement
- it is a well-planned extension to the village
- provides much needed affordable homes
- it would improve local services
- sustainable location.

STATEMENT OF COMMUNITY INVOLVEMENT

No statement of community involvement has been submitted with this application.

ASSESSMENT

The application site comprises an agricultural field and an area of woodland which extends to 3.22 hectares in area; it is located to the south of Silver Street and to the east of High Burgage and Winterton Road. The north-western corner of the site comprises woodland which is located within the Winteringham conservation area; the field to the north of the public footpath is also within the conservation area. The site lies outside of, but adjacent to, the defined settlement boundary for Winteringham and is therefore within the open countryside. It is bordered by residential properties to the north and west and is bisected by a public footpath which runs through the site from east to west.

Outline planning permission is sought to erect 55 dwellings with associated gardens and off-street parking; access, layout and landscaping are being considered as part of this application with appearance and scale reserved for subsequent consideration.

The main issues in the determination of this application are the principle of residential development (incorporating landscape impact), and impact upon the conservation area and on residential amenity.

Principle

The application site is located outside of any defined settlement boundary and the proposal would represent a departure from the North Lincolnshire Local Plan. In determining whether the principle of residential development outside the settlement boundary is acceptable in this instance, it is necessary to consider whether the proposed development is sustainable in planning policy terms.

The development plan for North Lincolnshire comprises three parts: those policies of the North Lincolnshire Local Plan (2003) (LP) which were saved by a direction of the Secretary of State in September 2007, the North Lincolnshire Core Strategy DPD (2011) (CS), and the Housing and Employment Land Allocations DPD (2016) (HELAP).

Policy CS1 of the CS sets out a spatial strategy for North Lincolnshire, which, amongst other matters, provides that rural settlements will be supported as thriving sustainable communities, with a strong focus on retaining and enhancing local services to meet local needs and that any development that takes place should be in keeping with the character and nature of the settlement.

Policy CS8, whilst restricting housing outside development limits, contemplates some greenfield development as it refers to allowing development on such sites where it can be demonstrated that this would bring additional community benefits, contribute to building sustainable communities and be acceptable in terms of its impact on the high quality environment and adjoining countryside. This overall approach is supported by policy CS2 which sets out a sequential approach for development.

Policy CS3 provides that development limits will be defined in future development plan documents. Outside these boundaries, development will be restricted to that which is essential to the functioning of the countryside. The development limits were subsequently defined in the HELAP, and the application site is located outside the designated development limit for Winteringham. There are no allocated housing sites within Winteringham.

LP saved policy RD2 restricts development in the open countryside other than in exceptional circumstances. This policy only supports residential development outside defined development limits where it is to meet an essential proven need and the open countryside is the only appropriate location for the development. Whilst this policy remains, it has largely been overtaken by policies in subsequent plans addressing the same issue (such as policies CS2 and CS3 referenced above).

The aforementioned policies are aimed at focusing housing within settlement limits as defined in the Housing and Employment Land Allocations DPD. The application site is entirely outside the defined development boundary for Winteringham and is therefore considered to be in breach of policies CS2, CS3 and CS8 of the Core Strategy and RD2 of the local plan.

The five-year housing land supply statement sets out North Lincolnshire Council's assessment of its supply of housing land from 1 April 2019 to 31 March 2024, having

regard to Government guidance on how this is calculated. This report states that North Lincolnshire has a five-year housing land supply of deliverable sites during the period April 2019 to March 2024.

There are three dimensions to sustainable development as set out in paragraph 8 of the Framework: economic, social and environmental.

The Planning Statement submitted with the planning application, at paragraph 4.34, states that the council does not currently have a five-year supply of deliverable housing sites. At paragraph 5.3 the applicant accepts that the proposed development does not fall under any of the exceptions identified as being acceptable under policy CS3 of the Core Strategy. In terms of substantiating the sustainability credentials of the application proposals, the Planning Statement states that Winteringham has 5 of the 7 key facilities, the proposal would help to support services in the settlement and within Winterton, and it has a regular bus service with limited walking and cycling opportunities to nearby settlements. In summary, the Planning Statement states the following in respect of sustainability:

The need for additional housing to support the sustainability of rural service centres such as Winteringham is highlighted within the Survey (Sustainable Settlement Survey 2016) and Paragraph 84 of the Framework (NPPF), which also accepts that in some instances, developments in rural areas may not be well connected to public transport services although the settlement has reasonable connection via a service that runs each 30 minutes from Hull to Scunthorpe. This additional housing will secure the long term viability and prosperity of this bus service, the convenience store, post office and the primary school within the settlement.

Conclusively, Winteringham is a sustainable settlement capable of catering for this scale of proposed development, and this development is important for securing the long term sustainability of this rural settlement and its services.

Investment in construction and related employment would represent a benefit, as would the support which the additional population would produce for the local economy. The North Lincolnshire Sustainable Survey 2016 ranks the settlement Winteringham as 24th out of the 79 settlements scored within the survey and is classified as a Larger Rural Settlement having five of the seven key facilities. It is therefore noted that Winteringham is a sustainable settlement in respect of its number of key facilities and the application site is in walking and cycling distance of these facilities/services.

Policy CS8 deals with the distribution of housing sites and prioritises development in Scunthorpe and the market towns, with brownfield sites and sites within development boundaries being the primary focus. With regard to rural settlements (as in the case of Winteringham), the policy states that new housing will create opportunities for small-scale infill development that maintains the viability of the settlement and meets identified local needs without increasing the need to travel. In the open countryside, outside development limits, development will be strictly limited and only permitted for development which relates to agriculture, forestry or to meet a special need associated with the countryside. Policy CS2 of the Core Strategy echoes a similar sequential approach to development in that it seeks to focus development in the Scunthorpe urban area followed by the defined development limits of North Lincolnshire's Market Towns.

Given the position of the application site outside the defined settlement boundary for Winteringham (in the open countryside), that the local planning authority can demonstrate a

five-year housing supply of deliverable sites, and that policies relating to a sequential approach to development are considered up-to-date in the context of this application, then it is considered that the proposal is contrary to policies CS2 and CS8 of the adopted Core Strategy in that development is not focused in Scunthorpe or the Market Towns in North Lincolnshire and does not represent small-scale infill development.

Policy RD2 of the North Lincolnshire Local Plan sets out the type of development that is appropriate in the open countryside and the criteria against which all applications in the countryside will be assessed. Policy RD2 only supports residential development in the countryside where it is to meet some essential countryside need, such as farm workers' dwellings. Policy CS3 of the Core Strategy also restricts development in the countryside to that which is essential to the functioning of the countryside. Although justification has been put forward to substantiate the development in terms of its countryside location, it is considered that the development does not constitute dwellings for specific circumstances associated with this countryside location; it is for market housing. Based on the supporting information, the proposed development is contrary to policies RD2 and CS3 as it is predominantly for market housing not essential to the functioning of the countryside, or any rural business.

In terms of the environmental dimension, the proposal, whilst in outline form, would significantly alter the character and appearance of the countryside, particularly given the scale of development proposed (55 dwellings across a site with dimensions of 158 metres by 222 metres). The proposal has the potential to substantially destroy the open and greened appearance of the site and result in an urbanised built form on the eastern and southern edges of Winteringham. A landscape and visual appraisal has been submitted with the planning application.

A landscape and visual impact assessment (LVIA) is used to systematically identify and assess the nature and significance of the effects of a proposed development on the landscape as an environmental resource and on people's views and visual amenity. The Landscape and Visual Assessment of the Environmental Statement outlines the characteristics of the site, specifically in relation to the landscape classification, the use and nature of the land, the topography, field boundary cover and sites of conservation interest. As part of the assessment a number of viewpoint locations up to a distance of 1.5 kilometres from the site were selected. These included public rights of way and local highways. A number of additional viewpoints were considered and discounted in the analysis on the basis that no visibility towards the site was achieved. The viewpoints put forward within the document (seven in total) are accepted as being representative of accurate views from various distances and sensitive receptors within the vicinity of the site.

The conclusions of the LVIA are that the visual effects of the proposed development will be greater from close-range views and predominantly experienced by residential receptors with a medium to high sensitivity to change. It is accepted that the development will be urbanising in character with the landscaping strategy helping to integrate the new dwellings into the existing landscape pattern of dwellings, hedgerows, woodland and undulating landform. It is acknowledged within the LVIA that the visual resource of the site is sensitive to change due to its edge of settlement location and that recreational users of the public rights of way (PROW) will experience a medium magnitude of change when travelling west along the PROW towards Winteringham. The viewpoints assessed showed that from each viewpoint the magnitude for the visual effect would be medium, medium to low adverse. The LVIA analysis considers that, with the introduction of landscaping, the landscape visual impact of the proposal would be reduced after a period of 15 years post development (once

the landscaping had become established within the landscape). It is noted that the following landscape proposals are put forward as part of the residential development:

- the retention, strengthening and diversification of the existing native boundary hedgerows along the site boundaries with an appropriate mix of native species
- the retention of the woodland area to the north
- the creation of new buffer planting, comprising ornamental hedgerows and trees, which will help to soften the appearance of the proposed development from Winterton Road at the approach of Winteringham
- the provision of attenuation features, including a drainage pond
- the provision of a central area of public open space/village green
- the provision of new planting adjacent to the PROW
- new tree and scrub planting adjacent to the boundary with existing residential properties.

Once the landscaping becomes established over time, it will create additional areas of open space which would provide a greened corridor across the site and a sense of openness to either side of the public footpath. However, given the introduction of 55 new dwellings on a site which is located outside the development boundary for Winteringham, it is considered the development, with dwellings at a height of 2½ storeys, would have a significant urbanising effect on the southern and eastern edges of Winteringham, to the detriment of the open character of the rural landscape and therefore the landscape impact would be significant. It is acknowledged that another planning application is under consideration for 29 dwellings on the neighbouring site to the east (PA/2019/568) and the cumulative impact of this application, together with the one under consideration, could have wider rural landscape impacts; however, each application has to be considered on its own merits.

Based on the above, it is considered that the proposed development is not acceptable in principle as it is contrary to policies RD2 of the North Lincolnshire Local Plan and CS2, CS3 and CS8 of the adopted Core Strategy in that the site is located outside of a defined settlement boundary and is not for specific purposes associated with a rural location which include agriculture, forestry or to meet a special need associated with the countryside.

In addition, it is considered that the proposed development, by virtue of its location outside the defined settlement boundary for Winteringham and the scale of development proposed (55 dwellings), is considered to have a significant urbanising effect on the southern edge of the settlement by introducing a significant level of built form into the rural landscape, to the detriment of its open character and appearance.

Conservation area

The site lies adjacent to and partly within the Winteringham conservation area. The site layout plan shows that five dwellings are proposed in the area occupied by the conservation area to the north of the PROW. However, this part of the site is arranged in a spacious cul-de-sac layout with large dwellings set back from the highway and with the

principal elevation addressing the highway. It is considered that the layout of housing proposed within the conservation area reflects the sporadic and more spacious pattern of built development in the wider conservation area to the north of the site. In addition, it is considered that the secondary line of housing formed to the rear of existing buildings which occupy the Silver Street frontage to the north ensure there is no intervisibility between the listed buildings and the dwellings proposed in the conservation area. Therefore, the setting of the four listed buildings (The Hollies, Scarborough House, Silver Cottage/Whitegates and House 30 metres north of Walnut Farmhouse) which occupy the Silver Street frontage is considered to be preserved as a result of the proposed development.

The plans show that the area of woodland which forms the north-western corner of the site will be retained in its entirety and no tree clearance works are proposed. The Winteringham Conservation Area Appraisal and Supplementary Planning Document identifies a key view into the conservation area in the gap between houses on High Burgage (between 1 Winterton Road and 33 High Burgage); this view was considered in the LVIA analysis and follows the route of the PROW in a west to east direction through the development site. The plans show that the woodland will be retained in the foreground of this key view and that the open space will be formed to either side of the PROW; it is accepted that views of dwellings will be available, however these will be glimpsed views with the longer view being of a green corridor through the site. The bulk of the development (50 dwellings) is proposed to the south of the conservation area and the layout of dwellings is broadly consistent with the wider settlement pattern in Winteringham. Appearance of the dwellings is a matter to be considered at reserved matters stage; however, the local planning authority would ensure that the materials schedule would be appropriate to its location both within and adjacent to the Winteringham conservation area.

Given the retention of the area of woodland within the site, that key views into the conservation area are not compromised, and that the wider pattern of the development proposal is spacious and sited to the south of the conservation area, it is considered that the development will preserve the character and appearance of the Winteringham conservation area in this case.

Residential amenity

The proposal seeks outline planning permission with appearance and scale reserved for subsequent consideration through the submission of a reserved matters planning application. Matters relating to the position and heights of windows, orientation of the dwellings, external appearance and scale of the dwellings would be considered at reserved matters stage. The potential loss of residential amenity arising from this subsequent planning application would be assessed at that stage of the planning process.

Notwithstanding this, a site plan has been submitted with this application (given layout is to be considered at this outline application stage) which shows the separation distance from the proposed dwellings to the nearest existing houses along Silver Street to the north is 30.62 metres and from the dwellings to the nearest houses along Winterton Road is 33 metres; these distances are considered sufficient, subject to appropriate design, to mitigate the potential for overlooking. The layout plan shows a mix of houses with sufficient space to the front to provide a minimum of two off-street parking spaces and an area of private amenity space to the side/rear.

Given the separation distances to existing residential development (in excess of 30 metres), it is considered that the proposed dwellings (irrespective of scale) would not result

in loss of residential amenity through the effects of overlooking or having an overbearing impact.

Other issues

A number of objectors have raised concerns in relation to the development resulting in an increase in surface water flooding and that the land has been prone to localised flooding with a watercourse existent on the land. The applicant has submitted additional drainage modelling information, together with additional drainage drawings, and the initial objection from LLFA Drainage has been removed following its receipt. Conditions are recommended by LLFA Drainage requiring the submission and implementation of a method of surface water drainage disposal, which considers the incorporation of SuDS measures. A method of surface water attenuation has been put forward which includes the provision of a surface water attenuation pond in the south-eastern corner of the site. These conditions are considered both necessary and reasonable to ensure the development is acceptable in flood risk and drainage terms.

The letters of objection have also raised the issue of the impact of development upon the ecological value of the area. It is worth noting that the existing woodland area in the north-western corner of the site is to be retained and the development does not include any tree removal or remediation works. An Initial Ecological Review Survey has been submitted with the planning application, which concludes the following:

The habitats within the proposals site are generally considered to be of limited/low conservation value, predominantly comprising arable farmland. The woodland and hedgerows are considered to be of some conservation value, as these provide suitable habitat for various wildlife such as bats, birds and small mammals such as hedgehogs.

The proposed layout for the site allows for the protection of habitats of ecological value by retaining the woodland and hedgerows and there is the potential to incorporate a number of biodiversity enhancements.

This report has been considered by the council's ecologist and the findings of the report have been noted. Conditions are recommended by the council's ecologist which will secure biodiversity enhancement across the site and the layout plan shows the retention of the woodland in its entirety and the provision of a green corridor/open space with landscaping across the site.

A number of objections have also been received on grounds of highway and pedestrian safety, increases in traffic volume and the suitability of the existing highway network to accommodate the development proposals. A Transport Statement has been submitted with the planning application, which submits that the proposal is predicted to generate 37 and 34 two-way vehicular movements during the morning and evening peak times. The document submits the following observations in its conclusion at paragraph 5.2.5:

As a result, the volume of new trips that the proposed development would generate will not result in a material impact on the operation of the local highway network and certainly cannot be considered as being 'severe' which is the test applied in the NPPF.

Based on the development proposals and the information contained within the submitted Transport Statement, Highways have raised no objection on highway or pedestrian safety grounds.

A number of objections have also been received raising concerns about the potential impact of additional dwellings upon local services in Winteringham and upon wider services such as the doctor's surgery in Winterton. If permitted, it would be incumbent on the developer to enter into a Section 106 legal agreement to agree to pay financial contributions to mitigate the effects of the development proposals upon local services. Such contributions would be sought towards open space provision/maintenance, education and leisure and to secure 10% of affordable housing on-site and would comply with the relevant planning policies and supplementary planning guidance.

In terms of impact of the built development upon the character and appearance of the open countryside, it is considered that any scale of residential development on this site would have an adverse visual impact. Whilst the site is afforded some screening along parts of its wider field boundaries and by existing houses along High Burgage, it is considered that the development of 55 two-storey dwellings on this open countryside site would be detrimental to its character and the appearance of the area.

Impact on view and devaluation of house prices is not a material planning issue and will not be assessed in this case. There is no designated green belt in North Lincolnshire.

Conclusion

In conclusion, it is considered that the proposed development is contrary to policies RD2 of the North Lincolnshire Local Plan and CS2, CS3 and CS8 of the adopted Core Strategy in that the site is located outside of a defined settlement boundary and is not for specific purposes associated with a rural location which include agriculture, forestry or to meet a special need associated with the countryside. In addition, given the scale of development proposed (55 dwellings and the rural location of the proposal), it is considered to have a significant urbanising effect on the southern edge of the settlement by introducing a significant level of built form into the rural landscape, to the detriment of its open character and appearance.

RECOMMENDATION Refuse permission for the following reasons

1.

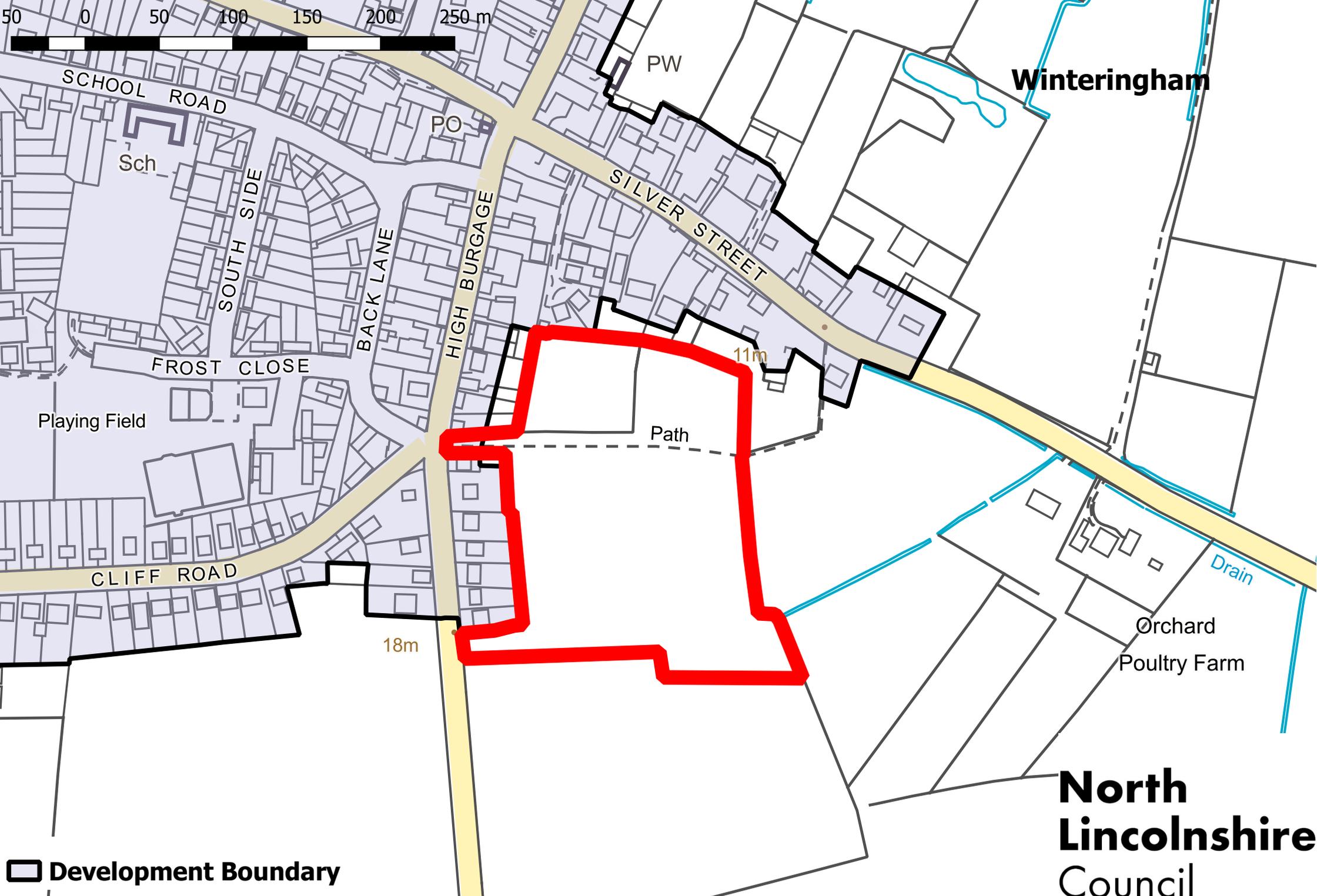
The proposed development is contrary to policies RD2 of the North Lincolnshire Local Plan and CS2, CS3 and CS8 of the adopted Core Strategy in that the site is located outside of a defined settlement boundary and is not for specific purposes associated with a rural location which include agriculture, forestry or to meet a special need associated with the countryside.

2.

The proposed development, by virtue of its location outside the defined settlement boundary for Winteringham and the scale of development proposed (55 dwellings), is considered to have a significant urbanising effect on the southern edge of the settlement by introducing a significant level of built form into the rural landscape, to the detriment of its open character and appearance. Therefore, the development is considered contrary to policies RD2, H5, and DS1 of the North Lincolnshire Local Plan and CS5 and CS8 of the adopted Core Strategy.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Development Boundary

PA/2019/861

North
Lincolnshire
Council

PA/2019/861 Site layout (not to scale)

The scaling of this drawing cannot be assured
 Revision Date Dm Chk

| PRIVATE HOUSING | UNITS | % | GARAGE | GFA (APPROX FT ²) | TOTAL GFA |
|----------------------------------|-----------|-----|-------------|-------------------------------|---------------|
| 5 BED DETACHED | 2 | 4% | Int. Garage | 1,900 | 3,800 |
| 4 BED DETACHED (LARGE) | 5 | 9% | Int. Garage | 1,790 | 8,950 |
| 4 BEDROOM DETACHED (INT GARAGE) | 4 | 7% | Int. Garage | 1,375 | 5,500 |
| 4 BEDROOM DETACHED (DET PARKING) | 5 | 9% | Det. Garage | 1,440 | 7,200 |
| 3 BEDROOM DETACHED | 11 | 16% | Int. Garage | 1,090 | 9,810 |
| 3 BED SEMI | 10 | 25% | Drive | 995 | 13,930 |
| 2 BED SEMI | 13 | 29% | Drive | 711 | 11,376 |
| TOTAL | 51 | | | | 60,366 |

| AFFORDABLE HOUSING (INTERMEDIATE) | UNITS | % | PARKING | GFA (APPROX FT ²) | TOTAL GFA |
|-----------------------------------|----------|-----|---------|-------------------------------|--------------|
| 3 BED SEMI | 1 | 50% | Parking | 995 | 995 |
| 2 BED SEMI | 1 | 50% | Parking | 711 | 711 |
| TOTAL | 2 | | | | 1,706 |

| AFFORDABLE HOUSING (RENT) | UNITS | % | PARKING | GFA (APPROX FT ²) | TOTAL GFA |
|---------------------------|----------|-----|---------|-------------------------------|--------------|
| 3 BED SEMI | 1 | 33% | Parking | 995 | 995 |
| 2 BED SEMI | 2 | 67% | Parking | 711 | 1,422 |
| TOTAL | 3 | | | | 2,417 |

| GRAND TOTAL | UNITS | % | | | |
|-------------|-----------|---|--|--|---------------|
| | 56 | | | | 64,689 |

- Site Boundary
- 5 Bed Detached
- 4 Bed Detached (Large)
- 4 Bedroom Detached (Int. Garage)
- 4 Bedroom Detached (Det. Garage)
- 3 Bedroom Detached
- 3 Bed Semi
- 2 Bed Semi
- Affordable Units
- ➔ Proposed Vehicle Access
- ⚡ Public Right of Way
- Waste Collection Points

| LAND USE BUDGET | |
|---|-----------|
| Site Area (ha) | c.3.5 Ha |
| Development Area (ha) | c.2.26 Ha |
| Road infrastructure not directly serving new housing (Ha) | c.0.05 Ha |
| Green infrastructure | c.1.4 Ha |
| TOTAL NO. DWELLINGS | 56 |
| DENSITY (dph) | 25 |



AMENDED

Project
 Land east of High Burgage
 Winteringham
 Drawing Title
 Illustrative Layout and Mix

| | | | |
|---------------------|--------------------|----------------|----------------|
| Date 22.08.19 | Scale 1:1000@A3 | Drawn by J5 | Check by SW |
| Project No 28717 | Drawing No BW02 | Revision | H |

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