

APPLICATION NO	PA/2023/613
APPLICANT	Peter Snell
DEVELOPMENT	Outline planning permission for one dwelling with access, all other matters reserved for subsequent consideration
LOCATION	Land opposite Ridgewood, 76 West End Road, Epworth, DN9 1LB
PARISH	EPWORTH
WARD	Axholme Central
CASE OFFICER	Daniel Puttick
SUMMARY RECOMMENDATION	Refuse
REASONS FOR REFERENCE TO COMMITTEE	Support by Epworth Town Council

POLICIES

National Planning Policy Framework:

- 2 Achieving sustainable development
- 4 Decision-making
- 5 Delivering a sufficient supply of homes
- 8 Promoting healthy and safe communities
- 9 Promoting sustainable transport
- 11 Making effective use of land
- 12 Achieving well-designed places
- 14 Meeting the challenge of climate change
- 16 Conserving and enhancing the historic environment

North Lincolnshire Local Plan:

- H8 Housing design and housing mix
- RD2 Development in the open countryside
- T2 Access to development
- T19 Car parking provision and standards

DS1 General requirements

DS7 Contaminated land

DS14 Foul sewage and surface water drainage

DS16 Flood risk

LC14 Area of special historic landscape interest

North Lincolnshire Core Strategy:

CS1 Spatial strategy for North Lincolnshire

CS2 Delivering more sustainable development

CS3 Development limits

CS5 Delivering quality design in North Lincolnshire

CS6 Historic environment

CS7 Overall housing provision

CS8 Spatial distribution of housing sites

CS18 Sustainable resource use and climate change

CS19 Flood risk

CS25 Promoting sustainable transport

Housing and Employment Land Allocations DPD:

Settlement boundary for Epworth

New North Lincolnshire Local Plan Submission: The new North Lincolnshire Local Plan was submitted for public examination to the Planning Inspectorate on 11 November 2022. Examination of the Plan has therefore commenced, although public hearing sessions are not anticipated until early 2024.

The Submitted North Lincolnshire Local Plan can be given some weight as a material planning consideration in the determination of planning applications. The relevant policies concerning this application are:

SS1 Presumption in favour of sustainable development

SS2 Spatial strategy for North Lincolnshire

SS3 Development principles

SS5 Overall housing provision

SS6 Spatial distribution of housing sites

H1 Site allocations

H2 Housing mix and density

DQE1 Protection of landscape, townscape and views

DQE5 Managing flood risk

T1 Promoting sustainable transport

T3 New development and transport

DM1 General requirements

HE2 Area of special historic landscape interest

CONSULTATIONS

Highways: No objections subject to a number of standard conditions including, but not limited to, access, turning, parking and visibility splays.

Environmental Protection: Recommend conditions relating to site investigation, remediation, verification and unexpected contamination.

LLFA Drainage: No objections subject to conditions.

TOWN COUNCIL

Support the application.

PUBLICITY

A site notice has been displayed and two letters of objection have been received. These raise issues as summarised below:

- Why would this planning application be allowed to be passed when it is not in the proposed local plan and has been rejected in the call for sites?
- The previous permission on the site and the two on Scawcett Lane should not have been approved in any way because they are open countryside but sneaked through due to a lack of a local plan.
- The proposed development would overlook our land.
- In the current climate of trying to preserve our countryside, protect nature and replant hedgerows we are astonished any planning applications were even considered in the surrounding area.
- Animals, including horses, cannot now be exercised and trained correctly in nearby fields due to constant disturbance now going on in the near vicinity that they have never been used to.

ASSESSMENT

Planning history

- PA/2020/664: Outline planning permission to erect a dwelling with all matters reserved for subsequent consideration – approved 03/07/2020
- PA/2021/379: Application for approval of reserved matters following outline approval PA/2020/664 dated 03/07/2020 to erect a dwelling, namely access, appearance, scale, layout and landscaping – approved 13/05/2021
- PA/2021/1303: Application to discharge conditions attached to planning permission PA/2020/664 – approved 19/10/2021

Site characteristics

The application site comprises a parcel of land on the south-western side of West End Road. The site is within open countryside beyond the identified settlement boundary for Epworth, forming part of an open field. The remaining part has been developed, having been granted outline planning permission under application PA/2020/664 on 14 July 2020 following consideration by the planning committee. The application proposes an additional dwelling within the site adjacent to the new property constructed pursuant to PA/2020/664.

The site is within flood zone 2/3a (fluvial). It is not within any conservation area and no listed buildings are affected by the proposals. The site lies within the Area of Special Historic Landscape Interest of the Isle of Axholme. This area is locally designated for its unique historic landscape, retaining the pattern of ancient open strip fields and enclosed fields surrounding the villages on the Isle.

Proposal

Outline planning permission is sought to construct one dwelling with some matters reserved. Matters being dealt with as part of this application include access, which is proposed to be taken directly from West End Road just north of centre within the site.

An indicative plan has been submitted as part of the application which shows an access leading from the carriageway into the site, with a driveway leading towards a detached garage with turning space and pedestrian routes leading to the dwelling. The indicative plan shows a dwelling with an irregular footprint, having a SUDS compliant driveway and finished floor levels at 4.4m above Ordnance Datum (AOD), 0.5m above the site level of 3.9m AOD.

The indicative plan shows the site would be bounded by a combination of existing and proposed post and rail fence, with vegetated area to the rear and existing hedgerow to the front retained.

Matters relating to landscaping, layout, scale and appearance are reserved for future consideration as part of any reserved matters application in the event that outline planning permission is granted.

Material considerations

Outline planning permission is sought to construct one dwelling. The application site is within open countryside beyond the identifiable settlement boundary for Epworth, but adjacent to a

site which has recently been granted outline planning permission for a similarly proportioned dwelling. This decision is a material consideration which members ought to have regard to in determining this application.

The main issues in determining this application are:

- **principle of development**
- **flood risk and drainage**
- **design and heritage impacts**
- **highway safety.**

Principle of development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan consists of the North Lincolnshire Local Plan (NLLP) which was adopted in May 2003, the North Lincolnshire Core Strategy (NLCS) which was adopted in June 2011 and the Housing and Employment Land Allocations (HELA) DPD which was adopted in March 2016. Material considerations exist in the form of national planning policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising the Planning Practice Guidance (PPG).

The site lies beyond the settlement boundary for Epworth, a settlement where residential development would generally be acceptable in principle. For planning purposes, the site therefore falls within open countryside where policy RD2 of the North Lincolnshire Local Plan seeks to restrict new development.

Policy CS1 of the Core Strategy identifies Epworth as a market town and a main service centre for the southern portion of the Isle of Axholme. The settlement has a very strong range of services and facilities which are mainly located in the town centre. The supporting text within the Core Strategy indicates that the town is surrounded by historic landscape, which limits opportunities for expansion. Public transport is recognised as being limited and existing constraints such as traffic and parking result in the level of future development in Epworth being limited to that which is already committed through previous plans. As such there is no further housing development allocated for Epworth as part of the Core Strategy.

Policy CS3 of the Core Strategy identifies development limits, which seek to direct new housing development to places which are sustainable and in areas which respect existing development patterns, capacity and character, taking account of existing planning consents and new development. Beyond these boundaries, the policy limits development to that which is essential to the functioning of the countryside.

Policy CS7 of the Core Strategy sets out the requirement for 12,063 new homes across the plan area during the plan period up to 2026. This is equivalent to a build out rate of 754 dwellings per year. The policy indicates that 3,482 of these will be provided from sites with pre-existing permissions in place or are under construction at the time of adoption of the plan. These figures are a minimum target and do not form a maximum threshold for the delivery of housing, which would run contrary to the provisions of the NPPF which seeks to significantly boost the supply of housing.

Policy RD2 of the Local Plan seeks to restrict development in the open countryside. The policy identifies a limited number of types of development for which planning permission will only be granted, none of which include market housing.

Given the site's location outside the settlement boundary, the proposed development would conflict with policy RD2 of the Local Plan. The NPPF maintains that the determination of planning applications should be done in accordance with the development plan unless material considerations indicate otherwise. Paragraph 12 of the NPPF states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making, and goes on to state that where a planning application conflicts with an up-to-date development plan, permission should not usually be granted.

In this instance, as the council is able to demonstrate a supply of deliverable housing sites equivalent to 6 years and 10 months, the development plan can be considered up to date. Policies which seek to steer new housing to locations within existing settlements can therefore be attributed full weight in decision-making.

As a matter of principle, the development of the site would conflict with policies which seek to protect the countryside from encroachment of development. Members are advised that the decision to grant planning permission for development of the adjacent portion of the original field was done at a time when the local planning authority could not demonstrate a five-year supply of deliverable housing sites, a matter which was a significant material consideration. This decision should therefore have a limited bearing on determining whether the principle of the development is acceptable in respect of this application.

In summary, the proposed development is outside the settlement boundary of Epworth within open countryside. Development of market housing in this location would conflict with policies in the development plan which seek to protect the countryside and direct new housing to within settlement limits. The principle of the development is therefore considered unacceptable and the proposals are viewed to be contrary to policy RD2 of the North Lincolnshire Local Plan, and CS2, CS3 and CS8 of the Core Strategy.

Flood risk and drainage

The application site is within flood zone 2/3a and the proposed development is classed as 'more vulnerable' in terms of flood risk. Collectively, policies DS16 of the Local Plan and CS19 of the Core Strategy, which concern flood risk, seek to direct new development to areas at lower risk of flooding by avoiding areas of current or future flood risk, and seek to ensure proposals do not increase the risk of flooding elsewhere. This involves a risk-based sequential approach to determine the suitability of land for development that uses the principle of locating development, where possible, on land that has a lower flood risk, and relates land use to its vulnerability to flood.

Paragraph 159 of the NPPF makes clear that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). It goes on to state that where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

Paragraph 161 indicates that plans should manage residual risk by applying a sequential test and then, if necessary, the exception test. The purpose of the sequential test is to steer new

development to areas at lowest risk of flooding from any source. Paragraph 162 of the NPPF states that development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas at lower risk of flooding, and that the sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.

Given the site's location within flood zone 2/3a, there is a need for a sequential assessment to be undertaken in support of the development. The Development and Flood Risk Guidance Note (April 2013) states that the council expects the area of search for most forms of development to be the individual settlement development limit as laid out in the development plan.

The council has previously assessed potential housing and employment sites within Scunthorpe and the market towns of Barton, Brigg, Crowle, Kirton in Lindsey and Winterton. The note states that for individual planning applications on a site or in settlements that have not been sequentially tested through work that has been carried out by the council in preparing the Local Development Framework, the applicant must provide evidence to demonstrate that alternative sites in lower flood risk zones within the settlement development limit have been assessed.

The sequential assessment submitted in support of the application concludes that there are no comparable sites available or deliverable within Epworth. From a review of market evidence, there are not believed to be any available sites within Epworth which would be suitable or which are available for the development. Owing to this, there are not considered to be any sites within the settlement which are sequentially preferable to the application site.

Paragraph 163 of the NPPF states that if it is not possible for development to be located in areas at lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. It states that the need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3 of the Framework.

Paragraph 164 states that to pass the exception test it should be demonstrated that:

- (a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- (b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere and, where possible, will reduce flood risk overall.

Paragraph 165 makes clear that both elements of the exception test should be satisfied for development to be allocated or permitted.

The supporting information provided with the application highlights the positive environmental, social and economic benefits which would arise from the development. These include the provision of employment opportunities through construction, the positive economic benefits that would arise from income expenditure by occupants of the dwelling, and the short-term impacts on the supply chain arising from the building of the house. In addition, the supporting information indicates that the development would lead to biodiversity enhancement; however, as landscaping is a reserved matter, the extent of any enhancement or net gain is unknown and can therefore only be afforded limited weight.

There are considered to be sustainability benefits resulting from the proposed development; however, given the scale of the development, any benefits are very limited and some of those identified would be required in any event to make the development acceptable in planning terms. In light of the local planning authority being able to demonstrate a supply of deliverable housing sites in excess of five years, any contribution towards maintaining or increasing supply is likely to be negligible. The social, environmental and economic benefits are therefore considered to be very limited and in this instance would not amount to wider sustainability benefits which would outweigh the risks of flooding associated with development of the site. The proposals are therefore considered to fail the first part of the exception test.

The second part of the exception test requires the applicant to demonstrate that the development will be safe from flooding for its duration, without increasing the risk of flooding elsewhere. The flood risk assessment submitted in support of the application details measures to mitigate against the risk of flooding, which include raising site levels to 4.1m AOD, with finished flood levels to be set no lower than 4.4m AOD to allow for a 300mm freeboard above critical flood level. Other flood resilience measures would be incorporated into the design of the building, with the owners to subscribe to flood warnings provided by the Environment Agency (EA).

The EA have been consulted on the application and do not object to the proposed development on flood risk grounds. On this basis it is considered that the proposed development would be safe from flooding for its duration, without increasing the risk of flooding elsewhere.

However, as the site would not deliver wider sustainability, the development would not meet the exceptions test in respect of flooding. Paragraph 165 of the NPPF is clear that both elements of the exception test should be satisfied for development to be allocated or permitted. The proposals are therefore considered to be unacceptable in terms of flood risk and would introduce new housing development in an area of flooding risk contrary to policies DS16 of the Local Plan and CS19 of the Core Strategy, and the aims of the NPPF.

Design and impact on the character and form of the area and heritage impacts

Core Strategy policy CS5 (Delivering Quality Design in North Lincolnshire) states, '...all new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place. The council will encourage contemporary design, provided that it is appropriate for its location and is informed by its surrounding context. Design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.'

Policy DS1 of the Local Plan states that a high standard of design is expected in all developments in both built-up areas and the countryside. Amongst other requirements, policy DS1 states that development must ensure the retention of those existing site features that make an important contribution to the character or amenity of the site or the surrounding area.

For developments which are considered suitable within the open countryside, policy RD2 of the Local Plan states that permission will be granted provided that, amongst other requirements, the development would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials.

The application site is within the Isle of Axholme Area of Special Historic Landscape Interest. Policy CS6 of the Core Strategy identifies how the council will promote the effective management of North Lincolnshire's historic assets, one of which includes safeguarding the nationally significant medieval landscapes of the Isle of Axholme (notably the open strip fields and turbaries) and supporting initiatives which seek to realise the potential of these areas as a tourist, educational and environmental resource.

Policy LC14 of the Local Plan states that the Isle of Axholme is designated as an area of special historic landscape interest, and goes on to state that within this area, development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape, or any of its features. It also identifies a high standard of design and siting in new development will be required, reflecting the traditional character of buildings in the area and the character of the historic landscape, and using materials sympathetic to the locality.

The NPPF states at paragraph 197 that in determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 203 makes clear that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. It states that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The application is for outline planning permission only. Matters relating to the detailed design of the proposed development are therefore reserved for future consideration. However, the potential impacts of the development must be determined at this stage, and members must be satisfied that a suitable scheme is capable of being brought forward which is appropriate in terms of its design and impacts upon the historic landscape.

The site is located within the Early Enclosed Land (EEL) historic landscape character zone within the Isle of Axholme, an area which has a degree of historic interest worthy of consideration in the assessment of applications for new development and therefore considered as a non-designated heritage asset. This area forms the setting to Epworth's Ancient Open Strip Fields (AOSF) core historic landscape character zone, the Recent Enclosed Land lies to the west of the site. The essential character and appearance of the EEL areas comprises amalgamated blocks of strips within the former open fields served as 'home closes' for stock-keeping and mixed farming, and date from the late-medieval period

onwards. These areas contribute towards a sense of openness which the Isle of Axholme possesses, with the character areas defining characteristics contributing towards the significance of this special landscape. The persistence of these features of the former landscape and the resultant openness of the core area remains the dominant characteristic of the Isle of Axholme.

The proposed development would result in the encroachment of housing into the countryside, resulting in harmful impacts upon its defining character of openness which contributes towards its special historic interest. Development further beyond the settlement boundary and extent of built form would be considered harmful to the historic landscape character of the area as a result. Whilst the proposals do not involve the development of notable strip fields and turbaries, the site is located in an area which contributes towards the understanding and significance of the Isle of Axholme as an area of special historic landscape interest. The strip fields and turbaries are notable features within it, however the special historic landscape interest encompasses numerous other characteristics and traits.

In view of the above, the proposed development would be considered to result in encroachment of development into the open countryside in an area of special historic landscape interest. The development would result in the loss of openness at the site and the rural fringes of Epworth, harming the character and appearance of the area, and in turn resulting in harm to the character and appearance of the Isle of Axholme as a non-designated heritage asset. The proposals are therefore considered to be contrary to the aims of policies DS1, LC14 and RD2 of the North Lincolnshire Local Plan, and policies CS5 and CS6 of the North Lincolnshire Core Strategy.

In arriving at this conclusion, it is noted that planning permission was previously granted for development of the adjacent site. In reaching this past decision, the HER Officer raised concerns about the impact of the development on the historic landscape. These impacts were carefully considered by officers and a balanced judgement was made in light of the council's inability to demonstrate a five-year supply of deliverable housing sites at the time the application was determined. As each planning application must be assessed on its merits, Members are advised that the previous decision to grant planning permission adjacent to the application site should not provide reasonable grounds to approve further harmful development in light of the council's ability to demonstrate a supply of deliverable housing sites in excess of five years.

Highway safety

Policy T1 of the North Lincolnshire Local Plan is concerned with the location of development and aligns with the spatial strategy of the Core Strategy. Policy T2 of the Local Plan states that all proposals should be provided with a satisfactory access. Policy T19 relates to car parking provision and standards, and in summary requires developments which result in additional parking needs to incorporate proposals to fully meet that demand. Policy CS25 of the Core Strategy is also relevant and seeks to support and promote a sustainable transport system in North Lincolnshire that offers a choice of transport modes and reduces the need to travel through spatial planning and design and by utilising a range of demand and network management tools.

Policy DS14 of the Local Plan states that the council will require satisfactory provision to be made for the disposal of surface water from new development, either by agreeing details before planning permission is granted, or by imposing conditions on a planning permission or completing planning agreements to achieve the same outcome.

Policy CS19 of the Core Strategy states that development will be required, wherever practicable, to incorporate sustainable urban drainage systems (SUDS) to manage surface water drainage.

Paragraph 111 of the NPPF makes clear that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The council's Highways department has been consulted and does not object to the proposed development subject to a number of conditions. Overall, it is considered that the development can be accommodated on the road network without compromising road safety, and that sufficient access and parking can be provided within the site. Similarly, the LLFA have assessed the application and raise no objections subject to conditions to secure details of measures to prevent surface water run-off to and from the highway.

Subject to the imposition of suitably worded conditions, in the event that planning permission were to be recommended for approval the proposal would be considered acceptable in terms of highway safety and surface water drainage in accordance with policies T1, T2, T19 and DS14 of the North Lincolnshire Local Plan, and CS25 of the Core Strategy. However, compliance with these policies does not overcome the conflict with policies elsewhere in the development plan as described above, and should not provide sufficient grounds to approve development in this location.

Residential amenity

Policies DS1 of the Local Plan seeks to secure a high standard of design in new developments, and states that no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking and overshadowing.

Paragraph 130 of the NPPF seeks to ensure that new developments are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users.

The application is made in outline form and as such detailed design for the development is reserved for future consideration. Indicative plans submitted with the application demonstrate that the site can comfortably accommodate a generously proportioned dwelling with sufficient separation from existing properties.

Although some concerns have been raised by local residents, officers are satisfied that a suitably designed scheme could be brought forward at reserved matters stage which ensures sufficient standards of amenity are provided for future occupants without compromising the amenity of occupants of existing dwellings nearby in terms of overlooking and overbearing impact. Whilst the concerns of residents are noted, the introduction of an additional dwelling is unlikely to give rise to harmful impacts sufficient to justify withholding planning permission, with the process of dealing with reserved matters of landscaping, scale and appearance providing the authority with an opportunity to ensure an appropriate design is brought forward in the event that planning permission is granted.

The Environmental Protection team recommends a number of conditions to ensure that the development is safe for vulnerable end users in respect of potential land contamination issues. Subject to accordance with such conditions, contamination is unlikely to pose a risk to new development of the site.

In light of the above, it is considered that adequate standards of amenity would be capable of being provided for occupants of the proposed development and that the existing standards of amenity of existing residents would be preserved. The proposed development is considered acceptable in this respect in accordance with policies DS1 and DS7 of the North Lincolnshire Local Plan, and CS5 of the North Lincolnshire Core Strategy, and the aims of the NPPF, in this respect.

Conclusion

Outline planning permission is sought to construct a single dwelling on land outside the settlement boundary for Epworth, and therefore within open countryside. Development in this location would conflict with the development plan, which supports development within the countryside in only a limited number of circumstances, none of which apply here.

The site is also within an area of flood risk where housing should not usually be located. The proposals fail to meet both parts of the exception test by failing to provide wider sustainability benefits to the community, despite being capable of being made safe for the lifetime of the development without increasing flood risk elsewhere.

In addition to the above issues, the proposals would result in harm to the area of special historic landscape interest of the Isle of Axholme through encroachment into the open setting of Epworth. The Isle of Axholme is regarded as a non-designated heritage asset and there is a requirement to reach a balanced judgement having regard to the scale of harm and loss of significance of the heritage asset.

The council are now able to demonstrate a five-year supply of deliverable housing sites. The policies which are most important for determining the application should therefore be considered up to date in the context of the NPPF. In line with paragraph 12 of the NPPF, as the planning application conflicts with policies within an up-to-date development plan, permission should not usually be granted. It is therefore recommended that planning permission be refused for the reasons set out below.

RECOMMENDATION Refuse permission for the following reasons:

1.

The application site is outside the settlement boundary for Epworth, within open countryside, where development is strictly controlled. The proposed development would not meet any of the exceptions listed within policy RD2 of the North Lincolnshire Local Plan and is inconsistent with the spatial strategy for the distribution of housing contained within policies CS2, CS3 and CS8 of the North Lincolnshire Core Strategy.

2.

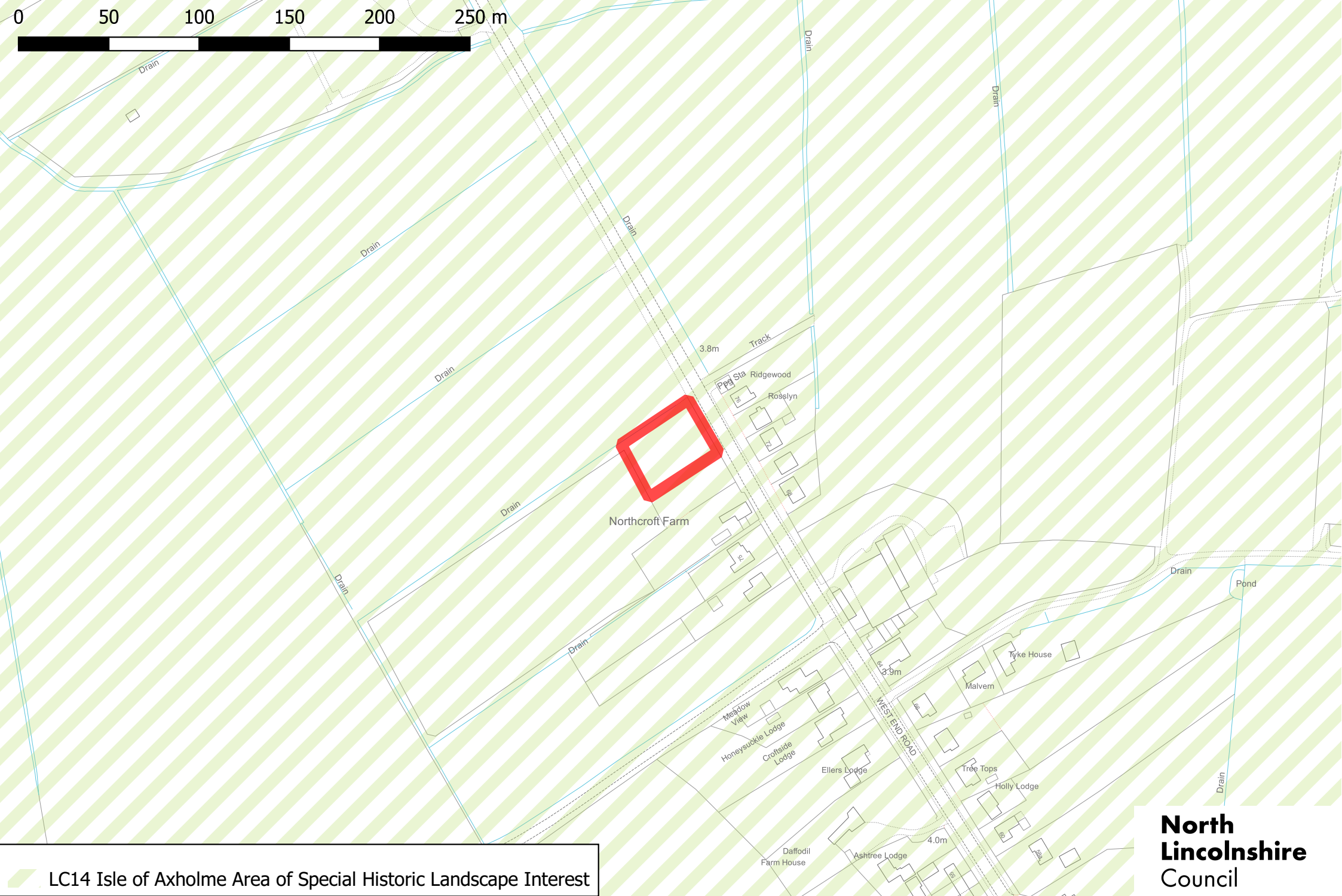
The proposals are located in an area at risk of flooding. Whilst the application demonstrates that it would be safe for its lifetime without increasing flood risk elsewhere, the proposals fail to provide wider sustainability benefits to the community that outweigh the flood risk. The proposals therefore fail to meet both parts of the exception test as required by paragraph 165 of the National Planning Policy Framework (NPPF) and are considered to be unacceptable in terms of flood risk, contrary to policies DS16 of the North Lincolnshire Local Plan and CS19 of the North Lincolnshire Core Strategy, and the aims of the NPPF.

3.

The application site is within the Isle of Axholme Area of Special Historic Landscape Interest. The proposals would result in harmful encroachment into the open landscape surrounding Epworth, imposing harm upon the character and appearance of the area and significance of the Isle of Axholme as a non-designated heritage asset. The proposals are considered to be contrary to the aims of policies DS1, RD2 and LC14 of the North Lincolnshire Local Plan, and CS5 and CS6 of the North Lincolnshire 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.



LC14 Isle of Axholme Area of Special Historic Landscape Interest

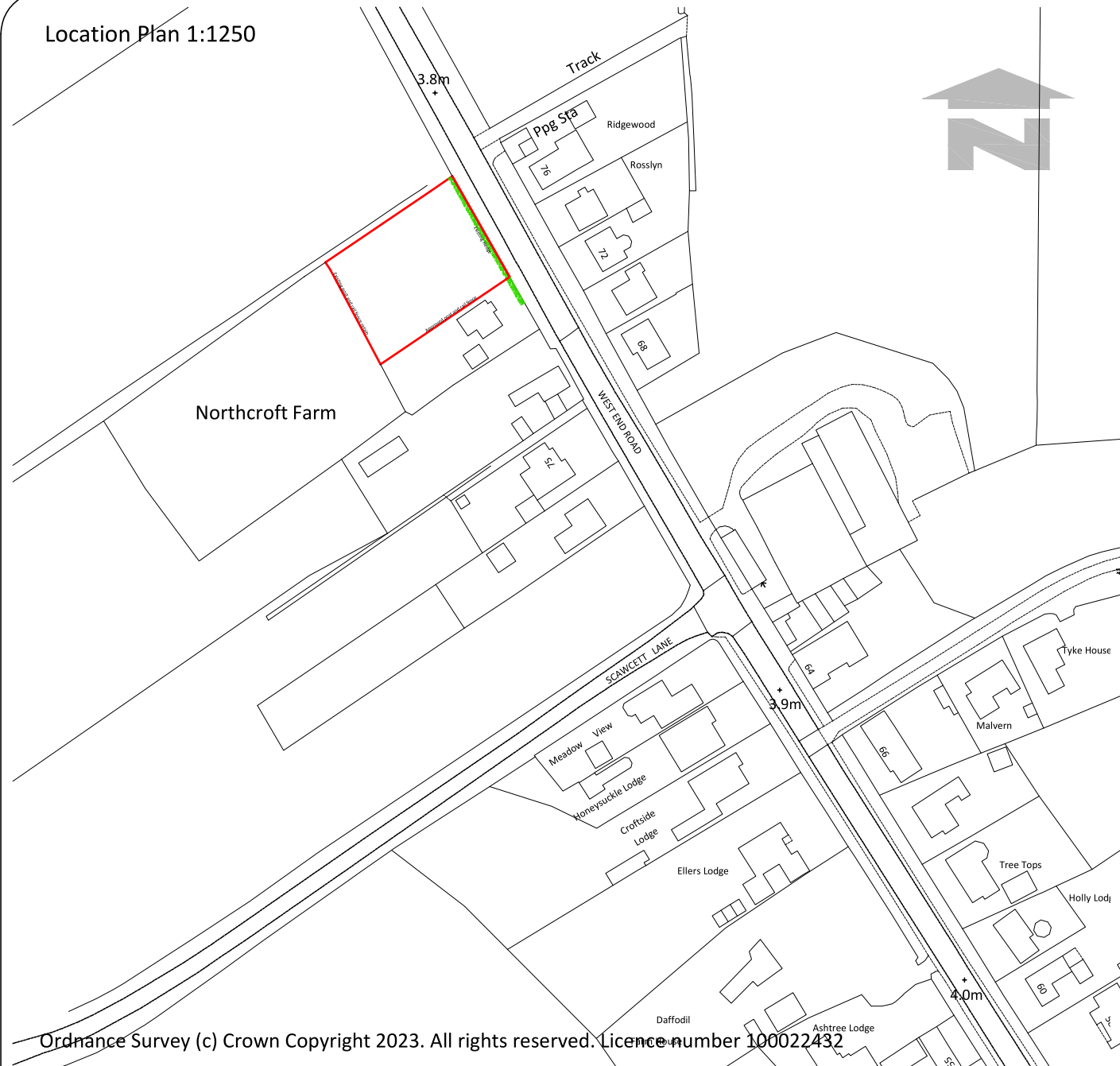
**North
Lincolnshire
Council**

PA/2023/613

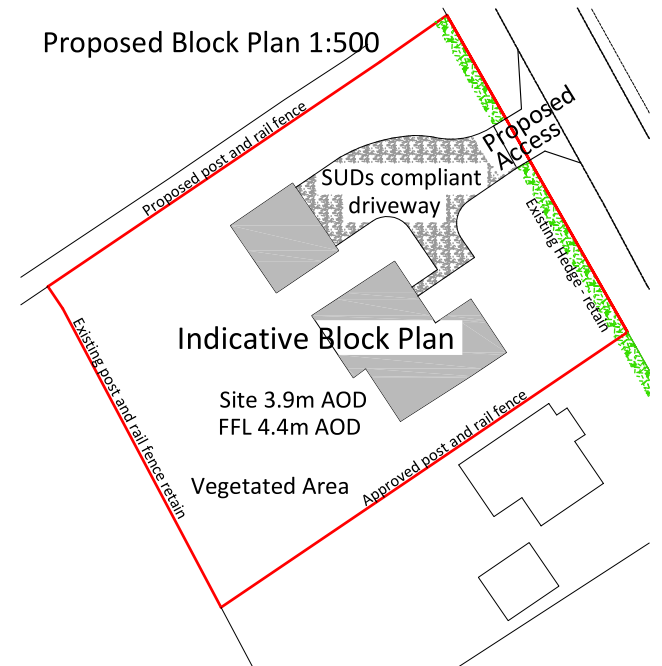
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PA/2023/613 Indicative layout (not to scale)

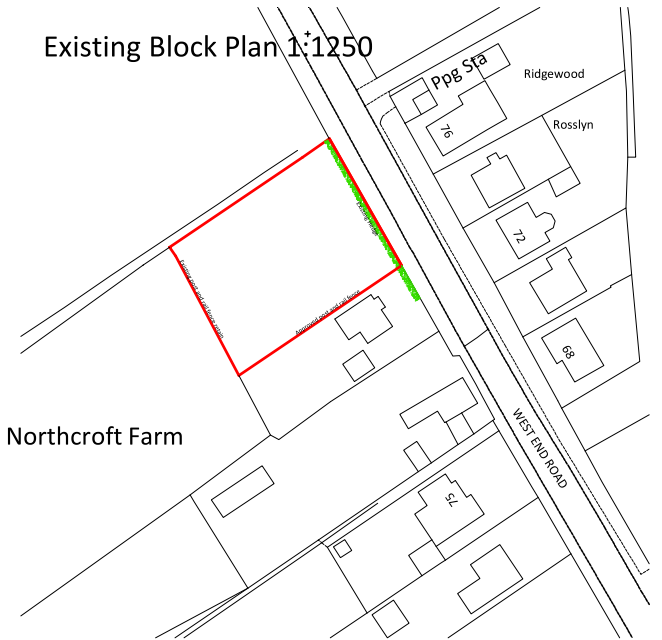
Location Plan 1:1250



Proposed Block Plan 1:500



Existing Block Plan 1:1250



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Client	Mr Peter Snell		
Date	23/3/23	Dwg No	1 of 1
Scale	As noted	Ref No	1177

Proposal
Drawing

Single Building Plot opposite 76 West End Road, Epworth, DN9 1LB
Location and Block Plans

