

APPLICATION NO	PA/2022/2125
APPLICANT	George Moore, William F Moore Warplands Ltd
DEVELOPMENT	Planning permission to erect a new farm worker's dwelling
LOCATION	Butterwick Grange Farm, Sand Road, West Butterwick, DN17 3LJ
PARISH	WEST BUTTERWICK
WARD	Axholme South
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Refuse
REASONS FOR REFERENCE TO COMMITTEE	Member 'call-in' (Cllr David Rose – significant public interest)

POLICIES

National Planning Policy Framework:

2 Achieving sustainable development

5 Delivering a sufficient supply of homes

12 Achieving well-designed and beautiful places

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

16 Conserving and enhancing the historic environment

Paragraph 84 specifically states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- (a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- (b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- (c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- (d) the development would involve the subdivision of an existing residential building; or
- (e) the design is of exceptional quality, in that it:

- is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

North Lincolnshire Local Plan:

RD2 Development in the open countryside

H5 New housing development (part saved)

H8 Housing design and mix

LC7 Landscape protection

LC14 Area of special historic landscape interest

DS1 General requirements

DS3 Planning out crime

DS7 Contamination

DS14 Foul sewerage and surface water drainage

DS16 Flood risk

T2 Access to development

T19 Car parking provision and standards

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

CS17 Biodiversity

CS18 Sustainable resource and climate change

CS19 Flood risk

CS25 Promoting sustainable transport

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 A spatial strategy for North Lincolnshire

SS3 Development principles

SS5 Overall housing provision

SS11 Development limits

RD1 Supporting sustainable development in the countryside

DQE3 Biodiversity and geodiversity

DQE1 Protection of landscape, townscape and views

HE1 Conserving and enhancing the historic environment

CONSULTATIONS

Highways: No objection, but recommend conditions.

Environment Agency: No objection, but recommend conditions.

LLFA Drainage: No objection, but recommend conditions.

Environmental Protection: No objection, but recommend conditions.

Archaeology: The applicant has submitted a Heritage Statement that identifies all heritage assets likely to be affected and describes their significance, including the contribution of their settings. The lack of a plan showing the location of the photographic viewpoints hampers the assessment of the direct and indirect impacts.

Plate 16 and Figure 9 demonstrate that the roofline of the proposed dwelling is at a similar level to the adjacent farmhouse and when viewed across the historic landscape from the northern arc the height will not be dominant. The proposed dwelling extends the built form onto historic agricultural land in the Recent Enclosed Land (REL) character type but would be seen as part of an existing group of outlying farms and farm buildings built along Sands Lane in the 19th century and now partially screened by tree cover.

The statement (Table 8) assesses that the proposal would result in minor adverse indirect impact on the historic landscape and the setting of the Ancient Open Strip Fields (AOSF) character area south of Beltoft without mitigation. Tree planting on the north and east sides of the new dwelling would be in keeping with the REL character in this location to screen the new dwelling from views across the AOSF and is therefore recommended to mitigate the

adverse effects. No further objection subject to standard conditions securing the use of appropriate traditional building materials in accordance with policy LC14 and the submission of a landscaping scheme, including tree planting along the site boundaries.

Further conditions advised to secure a programme of archaeological monitoring and recording during construction work that is recommended in the Heritage Statement.

Isle of Axholme and North Nottinghamshire Water Level Management Board: Comment that their consent will be required for development within 9 metres of the top edge of any board-maintained watercourse and for anything which would obstruct the flow of water, increase the flow or volume of water and for the discharge of any foul drainage into their system. Other comments are made in relation to riparian responsibilities, the suitability of soakaways and the routing of flow downstream from the discharge point on the site.

PARISH COUNCIL

No response received.

PUBLICITY

A site notice has been displayed and one response has been received in support of the proposal raising the following points:

- The proposed development is essential for the applicant to meet the functional needs of the business as a key worker.
- This application will allow for family succession of an old and well established family farming business.
- The applicant and the farming business creates employment in the rural economy of West Butterwick.
- The applicant spends time supporting the village community by mowing verges, tracks and public spaces.
- The application meets all the requirements for a house in a rural setting.

ASSESSMENT

Planning history

2/1993/0940	Erection of an agricultural dwelling and installation of a septic tank – approved with conditions 14/01/1994
PA/2011/0990	Planning permission to install photo voltaic solar panels – approved with conditions 29/09/2011
PA/2000/1157	Planning permission to erect an agricultural storage building – approved with conditions 06/11/2000
PA/2011/0985	Application for the determination of the requirement for prior approval for an agricultural building – not required 12/09/2011

PA/2010/1004 Application for determination of the requirement for prior approval for the erection of an agricultural building for wastewater storage – not required
29/09/2010

The application site consists of an established farm enterprise which is in arable production and specialises in root crops. There are a number of agricultural sheds on the site, together with a large, detached two-storey farmhouse which was approved in 1994. The farmhouse and its associated buildings are a significant distance from Hollingsworth Lane to the west and is accessed via Sand Road to the east (from the direction of West Butterwick). The agricultural buildings are clustered in the centre with the farmhouse located to the north-west, to the north of an existing pond. The site is in the open countryside, within the Isle of Axholme Area of Special Historic Landscape Interest and within flood zone 2/3a. Planning permission is sought to erect a two-storey detached dwelling to be occupied by a farm worker.

The main issues in the determination of this application are the principle of development (essential need), impact on the character, appearance and setting of the historic landscape/rural scene, and flood risk.

Principle

Due to its location outside of any defined development boundary, the application site is considered to be in the open countryside for the purposes of planning. Residential development is only permitted in the open countryside by policy RD2 of the North Lincolnshire Local Plan where, amongst other policy requirements, the dwelling is demonstrated to be essential for the efficient operation of agriculture or forestry. National planning policy and planning case law has directed that essential need is normally only justified by the submission of functional and financial tests. National Planning Policy Framework (NPPF) advises that local planning authorities should avoid new isolated houses in the open countryside unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside.

Paragraph: 010 Reference ID: 67-010-20190722 of the PPG offers considerations which may be relevant to take into account when assessing applications for rural workers' dwellings. These include:

- evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural, forestry or similar land-based rural enterprise;
- the degree to which there is confidence that the enterprise will remain viable for the
- whether the provision of an additional dwelling on site is essential for the continued viability of a farming business through the farm succession process;
- whether the need could be met through improvements to existing accommodation on the site, providing such improvements are appropriate taking into account their scale, appearance and the local context; and
- in the case of new enterprises, whether it is appropriate to consider granting permission for a temporary dwelling for a trial period.

In support of the application, the applicant's planning agent has submitted a planning statement, in which information has been provided to justify the proposed development in

light of local and national planning policies and material considerations. In terms of complying with the criteria above, it is evident the arable farming enterprise is well established and appears to be profitable. There is confidence on this basis that the enterprise will remain viable for the foreseeable future.

The supporting information states that Butterwick Grange Farm is employed in arable production and owned by third generation farmers with the business specialising in root crops. The farming enterprise comprises 1186 acres (or 480 hectares), of which 1173 acres (475 hectares) are used for arable crops, the variety of crops requiring different levels of care, depending on seasonality and weather conditions. Most of the produce is stored at the farm and the company is also engaged in the receipt of beetroot from other growers in the area where it is graded, washed and stored on the site. In addition, the supporting statement states the following:

The beetroot and potatoes are stored in special temperature controlled buildings which require regular monitoring. Supplies arrive in the farmyard from the surrounding fields and from other growers at all times of day between 6am and 11pm. The farm has a large contract with a local salad producer in Scunthorpe. An average of 3 lorry loads are loaded and shipped from West Butterwick to Scunthorpe. Staff have to be available at short notice as the factory in Scunthorpe run on a short lead time basis. This has put extra demands on the business as much of the farm output used to be consumed by a salad company based in West Butterwick.

There are 7 full time employees at the farm. Christopher Moore is the only employee resident at the unit and he has already begun passing the management over to his son so that Christopher can reduce hours worked and days spent at the farm.

We maintain that the dwelling is essential to the efficient operation of an agricultural business, and in this case is also essential on security, welfare and employee safety grounds. It will enable the business to continue to develop and provide employment for local people, as well as providing work for associated local businesses.

The development will secure and create further work opportunities for local tradespeople and local businesses and allow the business to thrive. Tractor dealerships in Epworth and Brigg support this business, and many other local businesses.

The farm is in a very remote location and is out of sight and sound of residents in the nearby village of West Butterwick. This makes the business very vulnerable to theft, arson, trespass and general mischief.

NPPF paragraph 80 offers the opportunity for an additional dwelling to be provided.

NB. there are no disused or redundant buildings at the site. All are fully employed for agricultural and horticultural purposes.

Currently, George lives with his father, Chris, on site, in his family home. George is now of an age where he requires his own space and has ambitions to start a family in the future, hence the need for a separate family home.

Chris is looking to take a step back in the business and substantially reduce his hours in the near future, because of this, George is taking on more responsibilities and roles. As George has a strong background in agricultural knowledge and business management, he is passionate about driving the business forward and improving efficiencies.

Chris, who lives on the holding currently, is looking to retire from running the business but would require to stay in his house which is situated on the holding. As George is planning to move out, Chris is concerned about security issues on farm as without George he would be living on his own and is getting older – this concern comes from a recent robbery in the village of Beltoft which happened to his neighbours. If a house was built on the holding this would help with security, particularly as Chris has more time to travel away from the holding during retirement, which will allow George to remain on site.

The main thrust of the applicant's case is that an on-site presence is required at the farm to maintain crops, deal with deliveries from other farms and general deliveries (although no evidence has been provided in this regard) and to prevent break-ins and vandalism (again no evidence has been provided).

The overall size of the farm holding is of a scale which can reasonably be assumed to be viable, albeit no evidence of financial viability has been provided, but is available for inspection if required. It is also evident that some of the business comprises the receipt of crops from other farms in the area for grading, washing and storage.

The supporting statement notes that the applicant is fully engaged seven days a week managing the farm, with cover when necessary being provided by his father, and the applicant has already begun taking over the day-to-day management and running of the business. The existing farmhouse is within the ownership of the applicant's family (and where the applicant currently resides), although no consideration has been given to potential extensions to the existing farmhouse or conversion of existing space within the dwelling to provide some accommodation which could be annexed from the main dwelling to serve the proposed need.

The applicant confirms that there are no alternative dwellings that meet the needs of this business, and there are no dwellings connected with the farm. It is proposed the applicant's father will continue to reside on site within the existing farmhouse and as such alternative accommodation is sought in the form of a new 3-bedroom detached dwelling, which is proposed over three floors, has no provision for any space within it that is associated with the agricultural worker's need being put forward and no evidence has been put forward to demonstrate whether it is commensurate to the needs of the business rather than the personal needs of its intended occupant.

This proposal is to erect a dwelling at the farm on land adjacent to the existing farmhouse which is currently amenity space, and is in close proximity to the existing agricultural buildings to the south-east. The dwelling is required to allow a permanent presence on site for operational and security reasons.

Limited evidence has been provided to demonstrate the types of crops at the farm: Appendix A of the supporting statement provides a breakdown of the acreage of types of crops grown at the farm (including cereals, beetroot, potatoes and peas) but no plan is provided to show where this is at the farm. Case law demonstrates that arable farms seldom provide a situation where the functional test may be satisfied.

Case Law Example: An appellant argued that the premium quality of their cereals required an additional worker's dwelling on the farm. The inspector appreciated that the field operations required to produce the high-quality crops might need two agricultural workers nearby, but he was unconvinced by the evidence presented that alternative arrangements could not be made to ensure these operations could take place in a timely manner. For

example, the weather forecasts could be monitored so that workers could be brought into the farm with prior notice. See East Northamptonshire 29/05/2015 DCS No 200-003-660.

Very limited evidence has been provided to suggest alternative dwellings have been considered and discounted. The applicant confirms that they undertook a search of Rightmove and no properties were considered suitable. It is considered that the distances and times would not significantly add to the response time compared with someone living at the site. There is already a property within close proximity to the site which provides an existing deterrent and a form of natural surveillance at the site.

There is no guarantee that living on the site would prove any more a deterrent to potential thieves than the existing property, which is in the same ownership. The applicant has failed to provide any evidence of alternative security measures being explored at the site. Measures such as security systems, alarms, security lighting and CCTV could provide the level of security which is needed on site. Even if a farm manager lived on site, this person would not be present 24/7.

The previous supporting statement (to which the applicant's agent has now added additional information) did undertake a search of local housing availability in order to demonstrate there are no dwellings in the vicinity of the site which are available and could reasonably meet the housing need. A search was undertaken on 19 October 2022 and a dwelling in Beltoft was dismissed as it had a sale price of £525,000. The statement goes on to state there are other properties available in Epworth and West Butterwick which are more affordable but due to the distance from the farm and the quality of the road, the travel time would be longer than from Beltoft. By undertaking a quick search online there are properties available in the local settlements of West Butterwick, Belton and Epworth, which are affordable, and which are within less than a 10-minute drive of the farm; it is therefore considered that this short distance allows the applicant to attend the site in swift response to any emergencies or requirements outlined in the supporting statement. It is considered that the applicant could reasonably reside locally (such as Belton, Epworth or West Butterwick) and undertake the functional requirements outlined in the supporting statement and, it is therefore considered that there is no essential need for a rural worker (the applicant in this case) to live permanently at their place of work in the countryside.

The applicant has suggested another need for a presence on site is the care of crops, especially in extreme changes in weather conditions. It is not considered that living on the site compared to 2.5 kilometres away (such as in West Butterwick) would offer much difference in terms of responding to changes in weather conditions. No detail has been provided in relation to the types of crops at the farm that require such urgent assistance/maintenance such that someone needs to live on site. An assessment of case law demonstrates that security is rarely a justification for a rural worker's dwelling.

It has not been demonstrated that there is an essential need for a new dwelling to accommodate a rural worker on the site or that the functional test that there is a need for a full-time worker to live in or near the unit has been passed. The development would therefore be contrary to policies RD1, RD2, RD11 and H5 of the local plan which seek to ensure, amongst other things, that new build dwellings in the open countryside are necessary and where an essential need can be justified. The proposal is also contrary to paragraph 84 of the National Planning Policy Framework which seeks to avoid isolated new homes in the countryside.

The Government released an updated NPPF in December 2023. Paragraph 226 makes clear that for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing against the housing requirement (rather than five years). This includes authorities like North Lincolnshire, which have an emerging local plan that has been submitted for examination. These arrangements apply for a period of two years from the publication date of the revised NPPF. Therefore, full weight can be attributed to the Local Plan and Local Development Framework policies and the 'tilted balance' set out in paragraph 11(d) of the NPPF is not engaged.

Historic and rural landscape

Another key matter to consider is that this dwelling would be located on land which is classed as the Isle of Axholme Area of Special Historic Landscape; this land is considered under policy LC14 of the North Lincolnshire Local Plan. It is designated for its unique historic landscape retaining the pattern of ancient open strip fields and enclosures surrounding the villages on the Isle. The application site is within the Recent Enclosed Land (REL) character type and the setting of the Ancient Open Strip Fields (AOSF) south of Beltoft.

Policy LC14 of the North Lincolnshire Local Plan states:

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. Development required to meet the social and economic needs of rural communities...will be permitted provided such development is related to the historic landscape and its features.

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 proposed dwelling, with dimensions of 16.5 metres x 10.6 metres, and a ridge height of 11.965 metres, and its main bulk facing north and south, will result in a visually prominent and dominant form of built development in both the historic and rural landscape, which is relatively low-lying and flat, but is afforded some screening by a line of mature trees along the western boundary, by the cluster of agricultural sheds to the south, and by a line of mature trees to the east and south-east. The dwelling will be visible in the rural landscape as there is no landscaping along the boundaries of the site where it is proposed to be located; this will be exacerbated by its height and its size, particularly as it would take a number of years for any proposed landscaping to establish around the rear boundary of the site.

The plans show the proposed dwelling will have a ridge height similar to the existing dwelling (the farmhouse) to the west; however, it is proposed within a part of the rural landscape which is open along its northern and eastern sides and as such it is considered that any dwelling will be visible within the rural landscape when viewed from local roads, including Carr Lane-Sands Lane to the east (from the direction of West Butterwick), from Hollingsworth Lane to the north-west and from Clouds Lane to the north. However, any such view is likely to be of a dwelling which is visible in conjunction with the existing dwelling and farm buildings and not as an isolated form of development in the countryside. This is highlighted in the consultation response from the council's archaeologist (HER) who has commented the proposed dwelling extends built form into the REL but would be viewed as part of an existing group of outlying farms and farm buildings built along Sands Lane in the 19th century. In addition, the

archaeologist states that the introduction of tree planting on the north and eastern sides of the dwelling would be in keeping with the REL character in this location to screen the new dwelling from views across the AOSF and is recommended to mitigate any adverse effects. No objection is raised by the HER in relation to the impact of the development proposals upon the historic landscape and a condition is recommended to ensure appropriate traditional building materials are used in the construction of the dwelling together with a condition securing a scheme of landscaping, including tree planting along the site boundaries.

The plans show the proposed dwelling is balanced in its appearance with a central glazed entrance (accessed by an external staircase) flanked by a protruding gable to either side and a garage door to each on the ground floor; this reinforces the position of the main entrance to the proposed dwelling in a centralised position. To the side of the dwelling it is proposed to include a terrace flanked by a glass balustrade offering views of the wider rural landscape, and all the elevations have some element of glazing which removes blank facades from the dwelling. With the introduction of some landscaping along the boundaries of the site and given the character of development in this part of the rural landscape (which consists of some historic farmsteads set back from the public highway in sporadic locations), and the existing cluster of agricultural buildings (including the farmhouse), it is considered that any dwelling on this site would not result in an isolated form of built development in the rural scene.

Given the location of the dwelling in the open countryside and within the historic landscape, the scale of the dwelling proposed and the extent of domestic curtilage being shown in the red edge around the proposed dwelling, it is recommended that if planning permission is granted, a condition is imposed which removes permitted development rights to extend within the curtilage of the dwelling and to extend or alter the dwelling in this case. However, the dwelling is large in both scale and height, and makes no provision for any accommodation associated with the needs of the business (which is the main thrust of the applicant's argument to demonstrate the needs of the dwelling). On this basis, it is considered the size and scale of the dwelling is disproportionate to the needs of the business, rather it is dictated by the needs of the intended occupier. Therefore, it is the opinion of the local planning authority that the applicant has not provided sufficient justification as to why the business would warrant a dwelling of this scale. The proposal is therefore considered to be contrary to policies RD2 of the North Lincolnshire Local Plan and CS3 of the North Lincolnshire Core Strategy.

In conclusion, it is considered a dwelling could be erected on this rural agricultural site without resulting in an alien or discordant form of built development in the historic and rural landscape, and which would be viewed in conjunction with existing built form at the site. With the introduction of soft landscaping around the boundaries of the dwelling, this would not be at odds with the character and appearance of the rural landscape, and this would help to assimilate the dwelling into its surrounds over time.

Flood risk and drainage

Policies CS19 and DS16, both relating to flood risk and drainage, require proposals to be assessed appropriately and to ensure that suitable drainage strategies are secured for developments. The LLFA drainage team have not raised any comments or objections to the proposal but recommend the inclusion of conditions to prevent surface water run-off from the site onto the public highway and conversely from the public highway into the site.

The site is within flood zones 2/3a as identified in the North Lincolnshire Strategic Flood Risk Assessment. A flood risk assessment (or FRA) has been submitted with the planning

application, which demonstrates that the average land level at the site is 1.7 metres AOD (above Ordnance Datum). The ground floor living accommodation for the proposed dwelling is to be raised above the critical flood level for the area of 3.80 metres AOD, to be set at 4.35 metres AOD, with the lower ground floor consisting of non-habitable accommodation.

The Environment Agency has raised no objection to the proposed development on flood risk grounds with a number of conditions recommended. The proposal is for 'more vulnerable' development in a high flood risk zone; the proposed development therefore needs to be assessed against the sequential and exceptions test. In terms of the sequential test, the FRA states the following:

The whole of the surrounding area is shown on the Flood Map for Planning to be in Flood Zone 3 and there are no other suitable sites in a lower flood zone.

The site in this instance comprises an agricultural holding which is an established and profitable agricultural unit.

The dwelling will be occupied by the applicant and will be occupied solely in connection with the operation of the farm holding. The proposal will enhance the agricultural enterprise thus making a positive contribution to the local economy.

Notwithstanding the above text, as it has been considered there is no need for the applicant to reside on the site, the applicant has therefore failed to demonstrate whether there are any sites available which are at lower risk of flooding and which could accommodate a dwelling. Due to a lack of information, it is considered the sequential test is failed in this case.

Given that there is no functional need for a dwelling on the site and the applicant has provided no evidence as to whether there are any sites which are at lower risk of flooding, the proposal fails the sequential test. The proposal is therefore contrary to policies DS16 of the North Lincolnshire Local Plan, CS19 of the North Lincolnshire Core Strategy and paragraphs 165 to 168 of the National Planning Policy Framework.

Other issues

Access is shown to be from Hollingsworth Lane to the west via an existing access track (Sand Road). This is not an adopted highway and it is unlikely that the access to the site would result in significant highway issues. Adequate access and parking could be provided on the site and this is shown on the proposed site layout plan. Highways have considered the development proposals and raise no objections on highway and pedestrian safety grounds, but a condition is recommended that the dwelling is not occupied until the vehicular access and parking and turning spaces are completed.

Given the previous use of the land (agricultural field), a condition is recommended by Environmental Protection that contamination investigation is undertaken, the previous use having the potential for contamination in this case. It is considered that the request for this condition is reasonable and necessary in ensuring the proposed development site is free from contamination as it proposes to introduce a sensitive end use.

If planning permission was granted for a permanent dwelling at the site then the occupation of the dwelling would be conditioned with a restrictive occupancy condition. This is considered on the merits of the special circumstances set out to support a dwelling in a rural area where development is strictly controlled.

Conclusion

In summary, insufficient agricultural need has been identified for a dwelling as proposed. The application is therefore considered to be contrary to policies RD2 of the North Lincolnshire Local Plan, CS2 and CS3 of the North Lincolnshire Core Strategy, and the broader aims for sustainable development within the NPPF and Core Strategy. In addition, given that there is no functional need for a dwelling on the site and the applicant has provided no evidence as to whether there are any sites which are at lower risk of flooding, the proposal fails the sequential test. The proposal is therefore contrary to policies DS16 of the North Lincolnshire Local Plan, CS19 of the North Lincolnshire Core Strategy and paragraphs 165 to 168 of the National Planning Policy Framework.

RECOMMENDATION Refuse permission for the following reasons:

1.

The proposed development is contrary to policies RD2 of the North Lincolnshire Local Plan, CS2 and CS3 of the North Lincolnshire Core Strategy, and guidance in the National Planning Policy Framework in that the site lies outside of a defined settlement, in the open countryside, and is located in an unsustainable location, remote from local services and public transport. In addition, it is not considered that the application demonstrates there is sufficient essential agricultural need for the new dwelling as proposed, accounting for the history of the site and wider farm, current scale and type of the farm business, and the proximity of nearby settlements.

2.

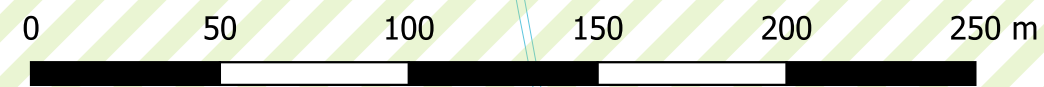
The proposed residential development is classified as 'more vulnerable' in terms of flood risk vulnerability and the site is within flood zones 2/3a as defined in the North Lincolnshire Strategic Flood Risk Assessment. The Planning Practice Guidance states that development should only be allowed where it passes the sequential and exceptions test. Given that there is no functional need for a dwelling on the site and the applicant has provided no evidence as to whether there are any sites at lower risk of flooding, the proposal fails the sequential test. The proposal is therefore contrary to policies DS16 of the North Lincolnshire Local Plan, CS19 of the North Lincolnshire Core Strategy and paragraphs 165 to 168 of the National Planning Policy Framework.

3.

The proposed dwelling, by virtue of its size, scale and height, represents a form of development which is disproportionate to the needs of the business, the level of accommodation proposed therein is not intrinsically linked to it, and the applicant has not provided sufficient justification as to why the business would warrant a dwelling of this scale. The proposal is therefore contrary to policies RD2 of the North Lincolnshire Local Plan and CS3 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.



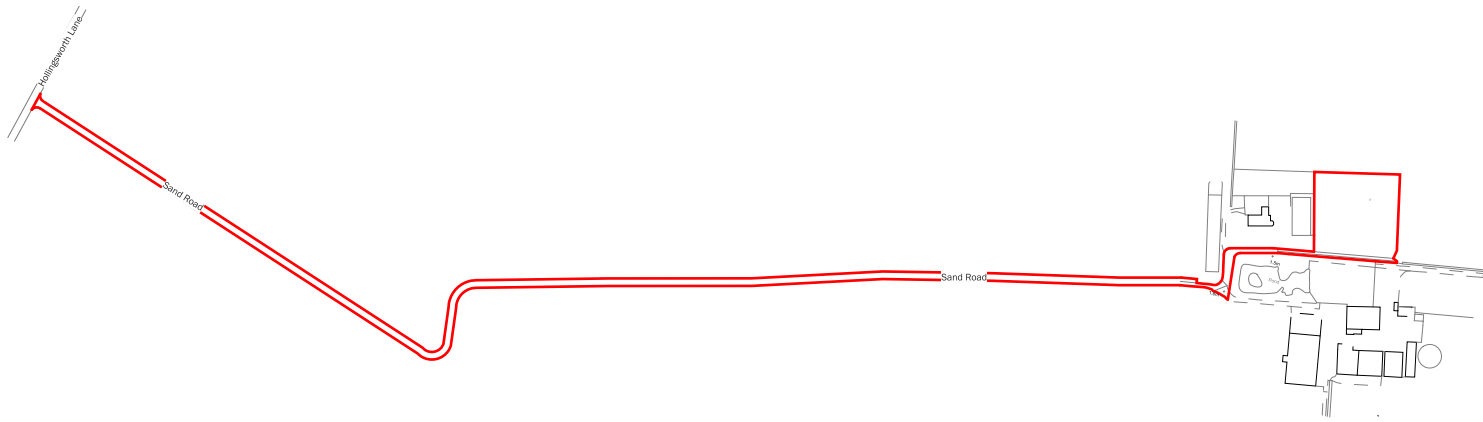
Area of special historic landscape interest

**North
Lincolnshire
Council**

PA/2022/2125

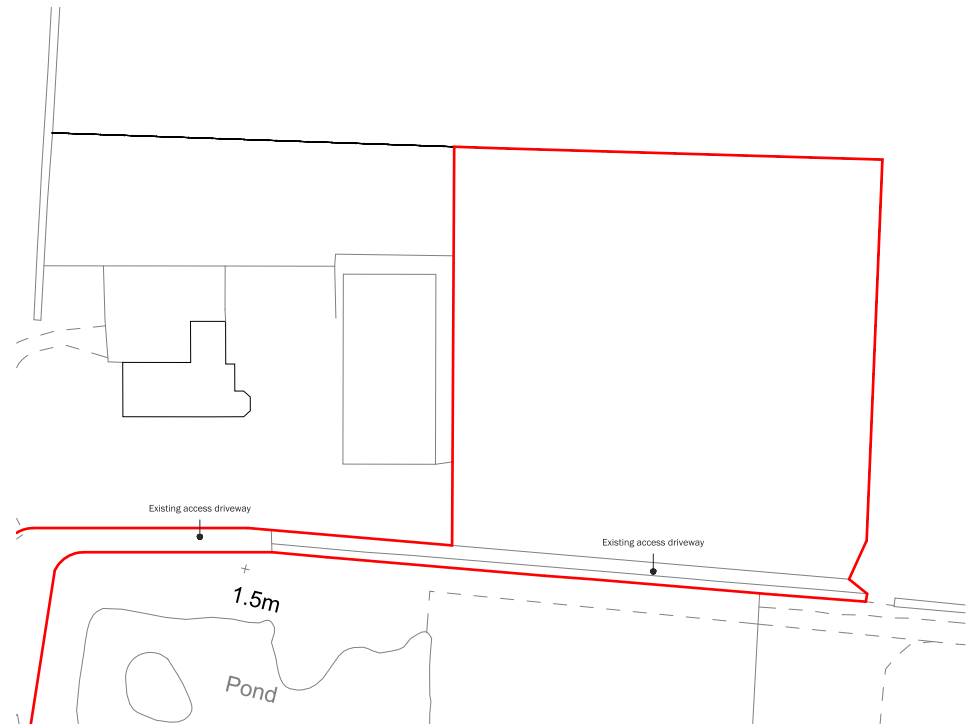
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PA/2022/2125 Proposed layout (not to scale)



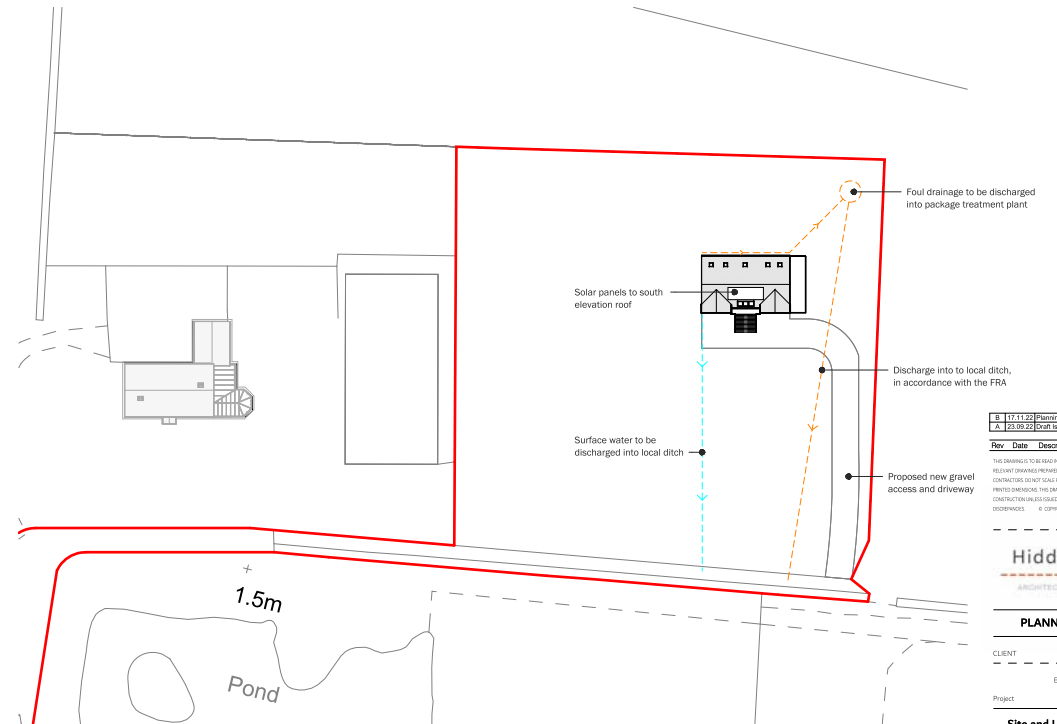
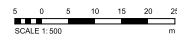
Location Plan

1:2500



Existing Site Plan

1:500



Proposed Site Plan

1:500



Rev	Date	Description	By
1	17.11.22	Planning Issue	AR
2	23.09.23	Draw Issue	AR

THIS DRAWING IS TO BE USED IN CONNECTION WITH ALL OTHER RELEVANT DRAWINGS PREPARED BY CONSULTANTS AND SUB-CONTRACTORS. IT DOES NOT TAKE INTO ACCOUNT ANY CHANGES TO THE DRAWING SINCE THE DATE OF THE CONSTRUCTION UNLESS SO INDICATED BY A CONSTRUCTION REPORT AND OTHERWISE BY COMMENT AS ABOVE REFERRED.

HiddenLine
ARCHITECTURAL DESIGN

PLANNING ISSUE

CLIENT: Mr George Moore
Project: Butterwick Grange Farm New Dwelling

Site and Location Plans

Drawn By: AR

Scale @ A1: As indicated

Print Issue: 23/09/2023

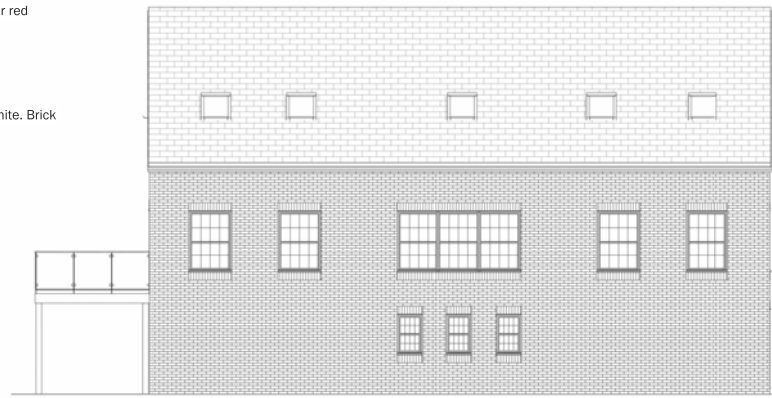
1162 | 01 | B

PA/2022/2125 Proposed elevations (not to scale)

AMENDED PLANS



Proposed South Elevation (Front)
1 : 100



Proposed North Elevation (Rear)
1 : 100



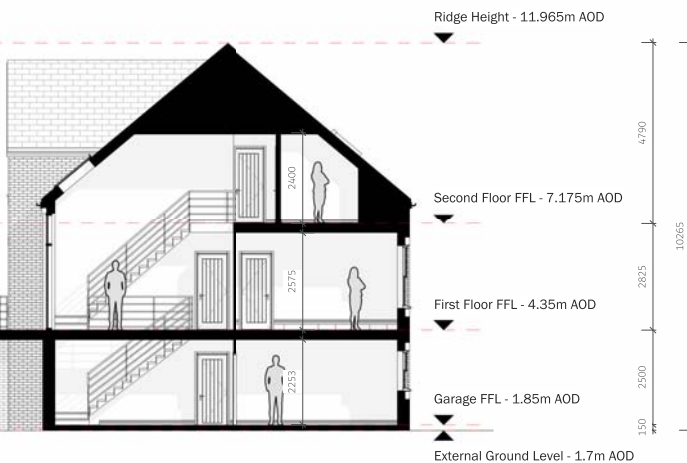
Proposed East Elevation (Side)
1 : 100



Proposed West Elevation (Side)
1 : 100



Planning Context Section A - A
1 : 100



E	18.09.23	Roofline height revised	AR
D	17.11.22	Planning Issue	AR
C	14.09.22	Drawing finalised for clients approval	AR
B	05.09.22	Drawing revised following client comments	AR
A	18.08.22	First Issue	AR

Rev	Date	Description	By
E	18.09.23	Roofline height revised	AR
D	17.11.22	Planning Issue	AR
C	14.09.22	Drawing finalised for clients approval	AR
B	05.09.22	Drawing revised following client comments	AR
A	18.08.22	First Issue	AR

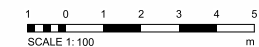
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PLANNING ISSUE

CLIENT: Mr George Moore
Project: Butterwick Grange Farm New Dwelling

Proposed Elevations

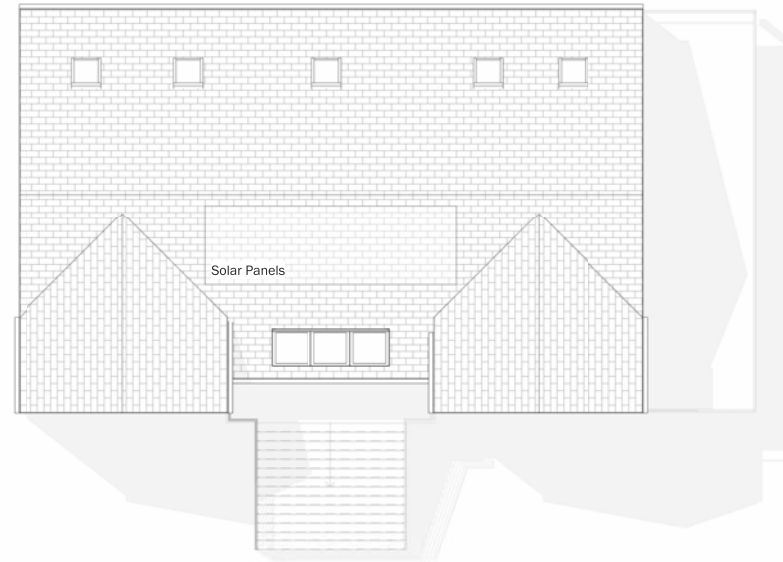
Drawn By: AR
Scale @ A2: 1 : 100
First Issue: 18.08.2022



1162 | 03 | E



Proposed First Floor Plan
1 : 100



Proposed Roof Plan
1 : 100



Proposed Garage Floor Plan
1 : 100



Proposed Ground Floor Plan
1 : 100

Rev	Date	Description	By
F	18.09.23	Roofline height revised	AR
E	31.08.23	Plans revised	AR
D	17.11.22	Planning Issue	AR
C	14.09.22	Drawing finalised for clients approval	AR
B	05.09.22	Drawing revised following client comments	AR
A	18.08.22	First Issue	AR

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PLANNING ISSUE

CLIENT: Mr George Moore
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Proposed Floor Plans

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Scale @ A2: 1 : 100
First Issue: 18.08.2022

