

# Planning Statement

Submitted in support of:

Outline planning application to erect 1no.  
dwelling (all matters reserved).

**Land off Top Road  
Worlaby  
Brigg  
North Lincolnshire  
DN20 0NH**



This Planning Statement has been produced by Fytche-Taylor planning Ltd to support an outline planning application with all matters reserved to erect 1no. self-build dwelling at Land off Top Road, Worlaby, Brigg, DN20 0NH.

Project:	Land off Top Road, Worlaby, Brigg, North Lincolnshire, DN20 0NH..		
	Outline planning application to erect 1no. self-build dwelling (all matters reserved)		
Client:	Mr. B Truelove		
Issue Date:	September 2023	Revision:	A
Job Ref:	309/BTR/2101		
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# 1.0 INTRODUCTION

- 1.1 This planning statement has been prepared by Fytche-Taylor Planning Ltd in support of an outline planning application with all matters reserved submitted to North Lincolnshire Council for a proposed development to erect 1no. self-build dwelling at Land off Top Road, Worlaby, Brigg, DN20 0NH.
- 1.2 The application site consists of approximately 0.1 hectares of undeveloped land located between the dwellings of 2 New Road (South-west) and 52 Top Road (North-east). The land is situated within the wider curtilage of Worlaby House.
- 1.3 The purpose of this document is to present an overview of the development proposal and to describe how the material planning considerations relevant to this planning application have influenced the scheme thus far to ensure policy compliance.
- 1.4 This application is supported by plans and reports detailed within the table below.

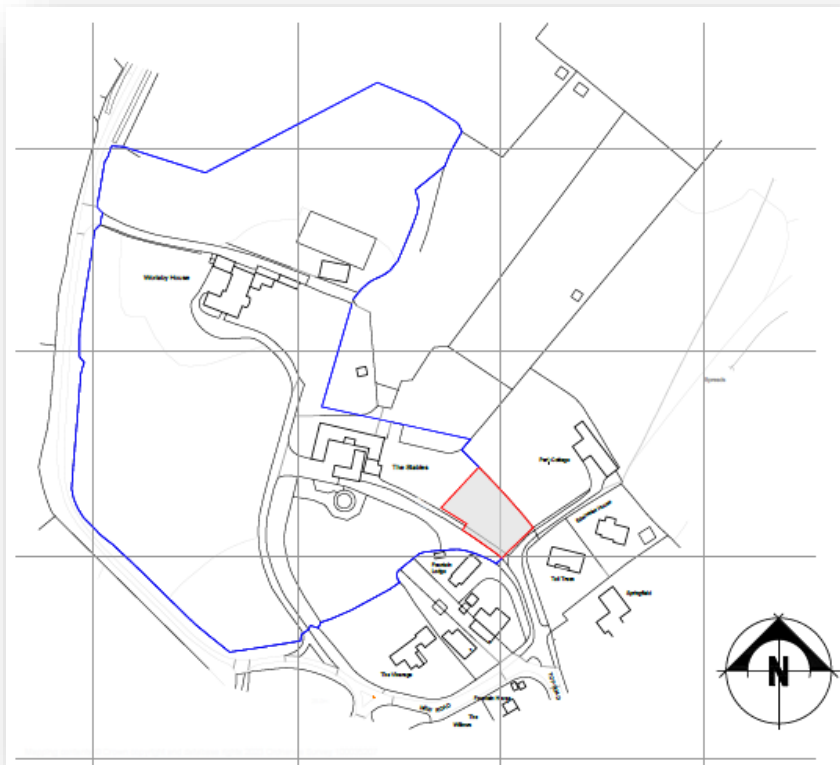
Document	Author
Drawing (Site Location Plan and Indicative Layout)	Fytche-Taylor Planning Ltd
Heritage Assessment	Fytche-Taylor Planning Ltd

## 2.0 DEVELOPMENT OVERVIEW

### Existing Site

- 2.1 The application site consists of approximately 0.1 hectares located between the dwellings of Fountain Lodge (2 New Road (South-west)) and Park Cottage (52 Top Road (North-east)). The land is situated within the wider curtilage of Worlably House.
- 2.2 The site is laid to grass which is well maintained and contains a semi-mature yew tree to the front of the site. The site is relatively flat and bound by a mix of hedging, fencing and shrubbery.
- 2.3 The site contains an existing established access which directly adjoins Top Road. Adjacent to the application site, Top Road forms of a single unmetalled track, which connects to 'Fountain Corner' where Top Road and New Road merge. The access track currently provides access to Park Cottage and the stables at Worlably House.

Figure 1 - Site Location Plan



Not produced here to scale.

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2.4 The site is adjoined by residential properties to the south-east, south-west, north-east. The site is separated by a small area of gassed land to the stables at Worlaby House, also a residential property. The adjacent dwelling to the south-west, Fountain Lodge is a brick-built dormer bungalow with a concrete tile roof. Park House, to the north-east is a two-storey brick-built dwelling with a pantile roof. Tall Trees, to the south-east is a brick-built two-storey dwelling with a concrete tile roof. The stables at Worlaby House are constructed from red brick in old English bond with a slate roof. In the wider vicinity there are a mix of designs and styles, although the predominant material is red brick, and dwellings are predominantly two-storey.

2.5 Worlaby House, a GII listed building lies c.150m to the north-west of the application site and the Drinking Fountain, also a GII listed building, lies c.50m to the south of the application site. Footpath 139, a definitive right of way, lies along Top Road and the site is entirely within Flood Zone 1 (low probability).

### Proposed Development

2.6 The application seeks outline planning permission for 1 no. self-build dwelling with all matters reserved for subsequent applications. Matters of access, scale, appearance, layout and landscaping are therefore all reserved for subsequent approval.

2.7 The proposal is for a self-build project for the applicant. An indicative site plan has been provided which indicates that a detached dormer bungalow can be accommodated within the parameters of the site.

2.8 Plans at this stage are indicative only, a proposed site plan has been provided to demonstrate to the LPA that one dwelling can reasonably be accommodated within the site boundary together with amenity space, parking, access and landscaping.

### Site photos

2.13 The following photos show the current site and its boundaries.

Figure 2 - Site photos

Photo from Footpath 139 towards Worlaby House, Application site in the foreground.



Photo showing the relationship with neighbouring dwelling (Fountain Lodge).



Photo from the Coach House looking towards Top Road, Fountain Lodge on RHS.



## 3.0 SITE LOCATION | AREA CONTEXT

3.1 Worlaby is a village and civil parish within North Lincolnshire.

3.2 The Parish of Worlaby is located in the eastern portion of North Lincolnshire District. The village of Worlaby developed on a slightly rising strip of land between the reedswamp in the Ancholme Valley and the foot of the steep scarp slope of the Wolds.

3.3 The line of the B1204 follows the edge of the historic reedswamp and connects five similar villages that also lie at the foot of the scarp slope of the Wolds. Worlaby is the southernmost of these villages which are collectively known as the 'Low Villages'.

3.4 As a former estate village, Worlaby has a relatively compact urban form. Despite this, the Parish is sparsely populated having a population of just 547 and 228 households (2011 census).

3.5 Worlaby Academy (Primary) is located within the village. The closest secondary education provision within Brigg (The Vale Academy & Sir John Nelthorpe School).

3.6 The local centre is Brigg c.5 miles away where there is a full range of retail and other services. The village has relatively good connectivity with surrounding areas within North Lincolnshire. The village is c.4 miles from the main line railway station in Barnetby and c.8 miles from the bus and rail interchange in Barton.

3.7 The M180 motorway network is located c.3 miles to the south providing connections to NE Lincs and the south Yorkshire region to the west. The A15, c.1.5 miles to the east provides a direct connection to Hull.



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## 4.0 KEY PLANNING CONSIDERATIONS

### Planning Policy

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Here, the development plan comprises 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), the Housing and Employment Land Allocations DPD (2016) (HELAP), and the Worlaby Neighbourhood Plan (2021) (NP).

### Development Plan

#### North Lincolnshire Local Plan (LP)

- 4.2 Relevant policies of the LP include:
- DS1 – General Requirements
  - DS7 – Contaminated Land
  - DS14 – Foul Sewage and Surface Water Drainage
  - DS16 – Flood Risk
  - H5 – New Housing Development
  - H8 – Housing Design and Housing Mix
  - T2 – Access to Development
  - T19 – Car Parking Provision and Standards
  - LC7 – Landscape Protection
  - LC12 – Protection of Trees, Woodland and Hedgerows

#### North Lincolnshire Core Strategy DPD (CS)

- 4.3 Relevant policies of the CS include:
- 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
  - CS16 – North Lincolnshire’s Landscape, Greenspace and Waterscape
  - CS17 – Biodiversity
  - CS19 – Flood Risk

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- 4.4 [Housing and Employment Land Allocations DPD \(HELAP\)](#)  
Relevant policies of the HELAP include:  
PS1 – Presumption in Favour of Sustainable Development

- 4.5 [Worlabby Neighbourhood Plan \(NP\)](#)  
Relevant policies of the NP include:  
WNP1 – A Spatial Plan for the Parish  
WNP2 – Small Scale Housing Sites  
WNP4 – Design

- 4.6 The most recent iteration of the NPPF was published in September 2023. Paragraph 219 states:  
*"Existing [development plan] policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."*

- 4.7 The weight afforded to the policies of the NP, in accordance with paragraph 219, is set out in the following sections of the report.

#### Draft Local Plan / Neighbourhood Plan (Material Consideration)

- 4.8 NPPF paragraph 48 states that Local planning authorities may give weight to relevant policies in emerging plans according to:
- (a) *the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
  - (b) *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
  - (c) *the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).* The weight afforded to the policies of the NP, in accordance with paragraph 219, is set out in the following sections of the report.

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### New North Lincolnshire Local Plan Submission (NLLP)

- 4.9 The new North Lincolnshire Local Plan was submitted for public examination by the Planning Inspectorate on 11th November 2022.
- 4.10 Examination of the Plan has therefore commenced, although public hearing sessions have not been confirmed yet.
- 4.11 The Draft Plan may be a material consideration, where its policies are relevant. Applying paragraph 48 of the NPPF, the decision maker may give some weight to relevant policies within the submitted “Reg 19” Plan, with the weight to be given subject to the extent to which there may still be unresolved objections to those policies (the less significant the unresolved objections, the greater the weight that may be given).
- 4.12 Whilst the NLLP is at a relatively advanced stage of preparation, there appears to be a number of unresolved matters, and numerous modifications are sought by the panel of Inspectors, with a consequent delay to forthcoming hearing sessions. Therefore, having regard to paragraph 48 of the Framework, the weight attributed to the NLLP is limited.
- 4.13 Relevant policies of the NLLP include:  
SS1: Presumption in Favour of Sustainable Development  
SS2: A Spatial Strategy for North Lincolnshire  
SS3: Development Principles  
SS11: Development Limits  
DM1: General Requirements

### National Policy & Guidance (Material Consideration)

#### National Planning Policy Framework (NPPF)

- 4.14 The NPPF sets out the Government’s planning policies for England and how these should be applied. It is a material consideration in planning decisions.
- 4.15 The most recent iteration of the NPPF was published in September 2023. Relevant chapters of the NPPF include:  
Chapter 2: Achieving Sustainable Development  
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

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## Chapter 16: Conserving and enhancing the Historic Environment

### National Planning Practice Guidance –

- *National Planning Practice Guidance*
- *National Design Guide (2019)*
- *National Design Code 2021*

### Planning History

4.16

A full planning history search has been undertaken in preparing this planning application. There is no planning history relevant to the application site.

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## 5.0 ASSESSMENT

- 5.1 The following section provides an assessment of the main planning considerations relevant to the proposed development.
- 5.2 The application seeks outline planning permission for 1no. self-build dwelling with all matters reserved for subsequent applications. Details of access, scale, appearance, landscaping and layout cannot be assessed at this stage as they are reserved for subsequent approval.
- 5.3 As such, the main considerations relevant to the proposed development are:
- Principle of Development
  - Heritage Considerations
  - Character and Visual Impact
  - Residential Amenity
- 5.4 Other planning considerations covered in this report:
- Access, Scale, Appearance, Layout and Landscaping
  - Minerals
  - Flood Risk
  - Foul and Surface Water Drainage
  - Bin Storage

### Principle of Development

- 5.5 Policy CS1 states, 'Rural settlements will be supported as thriving sustainable communities with a strong focus on retaining and enhancing existing local services to meet local needs. Development will be limited and should take into account levels of local service provision, infrastructure capacity and accessibility.'
- 5.6 Policy CS2 sets out a sequential approach for development. Development should be focused on: Small-scale developments within the defined development limits of rural settlements to meet identified local needs. The policy further states, 'Any development that takes place outside the defined development limits of settlements or in rural settlements in the countryside will be restricted. Only development which is essential to the functioning of the countryside will be allowed to take place. This might include uses such as those related to agriculture, forestry or other uses which require a countryside location or which will contribute to the sustainable development of the tourist industry.' This requirement is further reiterated in Policy CS3.

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- 5.7 Policy CS7 states, ‘Housing development will be required to make efficient use of land but the density of new development should be in keeping with the character of the area and should support the development of sustainable, balanced communities.’
- 5.8 The policy seeks to achieve a net density of 30 to 35 dwellings per hectare within rural settlements and the countryside.
- 5.9 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).
- 5.10 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 immediately adjacent to but outside of the defined development boundary of Worlaby and so it is considered to be in breach of policies CS2 and CS3 of the Core Strategy and RD2 of the local plan.
- 5.11 Policy WNP1 and WNP2 of the Neighbourhood Plan are clear that development proposal will be expected to be located within the settlement development limit which aligns with the policy position of the Core Strategy.
- 5.12 Notwithstanding the development plan policies set out above, the NPPF is a material consideration when determining planning applications. Paragraph 10 of the NPPF states, ‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.’
- 5.13 There are three dimensions to sustainable development as set out in paragraph 8 of the Framework:
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
  - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open

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spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.14 Paragraph 11(d) of the NPPF states where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, which includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites then the 'tilted balance' will apply.

5.15 In a recent appeal decision dated 20 July 2022 (PA/2020/554) the inspector concluded that the council does not currently have a five-year housing land supply of deliverable sites. This has been ratified by a more recent appeal decision in June 2023 (PA/2021/2151). The council's Five Year Housing Land Supply Position Statement is awaiting an update and as such any decisions made by the planning authority will take account of the presumption in favour of sustainable development as set out in paragraph 11 of the NPPF. The current local policies which are most important for determining the application will carry reduced weight during this period.

5.16 Accordingly, the 'tilted balance' in paragraph 11 of the NPPF is triggered, whereby there is a presumption in favour of sustainable development and development proposals should be approved unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.17 In this case, the site is not a protected area or asset defined within footnote 7 of the NPPF, therefore an assessment on sustainability is required.

5.18 The proposed dwelling will provide an additional contribution to the authority's housing supply. The proposed dwelling could be designed to preserve the setting of heritage assets and to ensure that the amenity of neighbouring properties is not impacted.

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- 5.19 The proposed application will provide additional investment into the North Lincs area by the future user of the dwelling. The proposal also presents opportunity for investment in construction and related employment and benefits to construction supply chains. In a variable market the benefits of small sites for SME housebuilders for cannot be understated.
- 5.20 The proposed future users of the dwelling would help sustain vital local services within Worlaby. Importantly, the site is served by an adjacent footpath (to the front of the site) which is well connected to the surrounding locality and would encourage footfall connectivity.
- 5.21 The scale of this proposal is considered to be proportionate with the proposed location within the settlement of Worlaby. Furthermore, the proposal would make a small contribution towards economic growth in the district.
- 5.22 The above matters weigh heavily in favour of the proposal in terms of the economic, social and environmental dimensions of sustainability given the council's lack of five-year supply of housing land. Overall, in accordance with paragraph 11. d) ii. the NPPF provides no clear reason for refusing the development and there are no adverse impacts of granting permission that would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole. The principle of development is therefore considered acceptable.
- 5.23 Paragraph 14 of the NPPF is also triggered due to the NP which states: 'In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:
- a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
  - b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
  - c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and
  - d) the local planning authority's housing delivery was at least 45% of that required over the previous three years'.

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5.24 The NP does not include housing allocations to meet its identified need so conflicts with the NP do not significantly and demonstrably outweigh the benefits of the proposal.

### Heritage Considerations

5.25 The application site lies within the setting of Worlabby House, a GII listed building c.150m to the north-west of the application site and the Drinking Fountain, also a GII listed building, c.50m to the south of the application site. Both are designated heritage assets and are offered statutory protection within the Planning (Listed Building & Conservation Areas) act 1990.

5.26 Section 66 of the Planning (Listed Building & Conservation Areas) act 1990 places a legislative requirement that when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Setting is more than views, it is how the building is experienced.

5.27 Policy CS6 of the North Lincolnshire Core Strategy seeks to protect, conserve and enhance North Lincolnshire's historic environment, as well as the character and setting of areas of acknowledged importance including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains.

5.28 Policy CS6 goes onto state that 'All new development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas with high heritage value'.

5.29 A Heritage Assessment dated September 2023 (Ref: 309/BTR/2101/HA), has been provided and should be read alongside this document.

5.30 The findings of the Heritage Assessment explain that the value of this site in the context of the Listed Buildings.

5.31 This application is submitted in outline, with all matters reserved. Therefore, this assessment addresses the principle of development only. Detailed design is reserved for a subsequent application. Any development on this site will be viewed in the context of surrounding dwellings and other structures.

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5.32 The Heritage Assessment confirms the site could be developed in a manner that would preserve the setting of Worlabby House and The Drinking Fountain, subject to further consideration of the heritage setting at reserved matters stage.

5.33 The proposed indicative layout plan indicates that a suitably sized dwelling can be accommodated on site whilst retaining a low density development. Overall, the proposal accords with policy CS6 of the Core Strategy and the statutory duty contained within Section 66 of the Planning (Listed Building & Conservation Areas) act 1990.

### Character and Visual Impact

5.34 The NPPF is clear that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 132 of the NPPF states that Design quality “*should be considered throughout the evolution and assessment of individual proposals*”.

5.35 Policy DS1 states that a ‘high standard of design is expected’ and proposals will be considered against two criteria:

(i) The design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area, and

(ii) The design and layout should respect, and where possible retain and/or enhance, the existing landform of the site.

5.36 Policy CS5 of the North Lincolnshire Core Strategy is also relevant. It 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’ and ‘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.’

5.37 The application site is immediately adjacent to the development boundary, which wraps around its south, east and northern sides, and shares all of its boundaries with existing residential plots on all but the north-western where there is a small separation from the dwelling adjacent to the stables. Due to this relationship, the proposed development would not result in significant encroachment into the countryside and its visual impact will be limited.

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5.38 The application has included an indicative layout plan which outlines that the site is of a size which is capable of accommodating a single dwelling with sufficient space for parking, access and external amenity space.

### Residential Amenity

5.39 Policy DS1 is partly concerned with impacts upon residential amenity. It states, ‘...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 or overshadowing.’ This echoes the requirements of the NPPF which at paragraph 130(f), seeks to ensure that development provides a high standard of amenity for existing and future users.

5.40 The application site is adjoined by residential dwellings and gardens on all sides. Although matters of layout and scale are reserved for subsequent approval, the indicative layout plan serves to demonstrate that the site can be developed without resulting in significant impacts on the amenities of nearby properties.

### Other Planning Considerations

#### Access, Scale, Appearance, Layout and Landscaping

5.41 Details of access, scale, appearance, landscaping and layout cannot be assessed at this stage as they are reserved for subsequent approval.

#### Access

5.42 Planning law requires<sup>1</sup> that “*where access is a reserved matter, the application for outline planning permission must state the area or areas where access points to the development proposed will be situated*”.

5.43 The application includes an indicative site plan which identifies that the proposed dwelling will be accessed via a new access from William Street. No highway capacity issues have been identified and the access has good visibility in both directions. It is considered that the proposed access arrangements are acceptable in principle. The future access details as part of the reserved matters submission will be informed by the highway authority’s requirements for access, parking, visibility, turning and layout.

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<sup>1</sup> **Article 5(3) of the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)**

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### Scale and Appearance

- 5.44 Scale and appearance are reserved matters, and no indicative elevation plans or sketches are included with the submission. There is a mixture of property styles, forms and ages within the immediate vicinity of the application site. Any future details of scale and appearance through a reserved matters application will be informed by the locality of the site.
- 5.45 It is however considered that the site has the capacity to accommodate one dwelling of an appropriate scale and appearance.

### Layout

- 5.46 The submitted indicative site plan outlines one individual plot, with the dwelling facing east (towards Top Road). Whilst layout is a “reserved matter”, the application provides an indicative layout and it is clear that the site is of a size which is capable of accommodating one dwelling with sufficient space for parking, turning a vehicle and external amenity space, without unduly harming the amenity of neighbouring land or unduly harming the prevailing character.

### Landscaping

- 5.47 The existing tree will be retained on site and the remainder of the site will be appropriately landscaped to ensure its effective incorporation into the streetscape.

### Minerals

- 5.48 The application site is located within a Sand gravel superficial 250m buffer and within a chalk 500m buffer.
- 5.49 A future minerals extraction from the site would be impractical due to the proximity of neighbouring dwellings. As such it is considered that the proposal will have a negligible impact with respect to sterilising the mineral resource.

### Ecology

- 5.50 The site is not located within or adjacent to any statutory designated sites.
- 5.51 In accordance with Natural England advice<sup>2</sup>, the site, given its use a domestic garden space, does not contain any features which likely support habitat for protected species.

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<sup>2</sup> <https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications>

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5.52 Landscaping is a ‘reserved matter’ and additional tree planting within the site can be achieved. A full scheme of landscaping will be required as part of a future ‘reserved matters’ submission.

5.53 Overall, the proposed application accords with the requirements of policy CS17 and the accompanying guidance and the provisions of the NPPF

### Flood Risk

5.54 Gov.uk mapping indicates that the site is located within flood zone 1 (Low Risk). The site is not identified as being at risk of flooding from other sources (such as surface water). The site is therefore sequentially preferably in accordance with paragraph 162 of the NPPF.

5.55 The site area is less than 1ha and the scale of development proposed constitutes ‘minor’ development as defined by the NPPF. As such, a site-specific flood risk assessment is not required as part of any future planning application for this site and the sequential/exceptions tests are not applicable.

### Foul and Surface Water Drainage

5.56 The application proposes the method of foul drainage to an existing mains sewer. Both the NPPG and the Building Regulations 2010 (Approved Document H) set out a presumption in favour of connection to the public foul sewer wherever it is reasonable to do so.

5.57 Surface water will be disposed of via soakaways which is the sequentially preferable method of surface water drainage in accordance with the NPPG<sup>3</sup>. It is recommended that on-site percolation tests in accordance with BRE Digest 365 are undertaken to confirm the ground conditions are suitable to support infiltration. As such, the proposal is providing a positive drainage strategy where currently there is the absence of such.

5.58 With residential development in close proximity to the site, all utilities connections are understood to be available from within very close proximity to the site with new connections available from the public highway.

5.59 Flood risk, foul and surface water drainage matters are considered acceptable in principle, subject to the submission of technical details, the scheme accords with the provisions of the NPPF.

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<sup>3</sup> <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

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### Bin Storage

- 5.60 The proposed site layout offers suitable space to accommodate domestic refuse storage.

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## 6.0 CONCLUSION

- 6.1 This planning statement has been prepared by Fytche-Taylor Planning Ltd in support of an outline planning application with all matters reserved submitted to North Lincolnshire Council for a proposed development to erect 1no. self-build dwelling at Land off Top Road, Worlaby, Brigg, DN20 0NH.
- 6.2 The application site consists of approximately 0.1 hectares of undeveloped land located between the dwellings of 2 New Road (South-west) and 52 Top Road (North-east). The land is situated within the wider curtilage of Worlaby House.
- 6.3 In accordance with paragraph 11. d) ii. the NPPF provides no clear reason for refusing the development and there are no adverse impacts of granting permission that would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole. The principle of development is therefore considered acceptable.
- 6.4 The proposed indicative layout plan indicates that a suitably sized dwelling can be accommodated on site whilst retaining a low density development. Overall, the proposal accords with policy CS6 of the Core Strategy and the statutory duty contained within Section 66 of the Planning (Listed Building & Conservation Areas) act 1990.
- 6.5 The application has included an indicative layout plan which outlines that the site is of a size which is capable of accommodating a single dwelling with sufficient space for parking, access and external amenity space.
- 6.6 Finally, flood risk, foul and surface water drainage matters are considered acceptable in principle.
- 6.7 Overall, the development is considered to be compliant with the development plan and the guidance contained within the NPPF and NPPG.