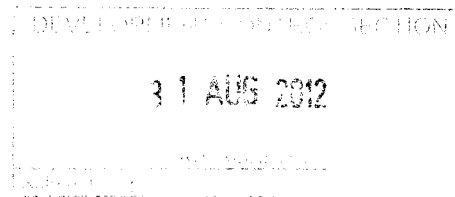


30 August 2012
CHU/04/11/NLI

Mr Graeme Moore
Regeneration & Planning
North Lincolnshire Council
Civic Centre
Ashby Road
SCUNTHORPE
DNI6 1AB



Dear Graeme,

PROPOSED RESIDENTIAL DEVELOPMENT ON LAND TO EAST OF CHURCH LANE, ULCEBY

Preamble

Further to previous discussions with yourself and others with your colleagues in Spatial Planning please find enclosed our client's application for outline planning permission for the building of eighteen new units on this site.

The application comprises:-

- Relevant application forms and certificates.
- Site Location Plan.
- Proposed Site Layout Plan.
- Site Survey Plan.
- Design and Access Statement.
- Arboriculture Report.
- Ecology Report.

The appropriate application fee for this proposal has been calculated as being £2 010 and our client's cheque for this amount will be forwarded in due course once the application has been lodged via The Planning Portal.

In addition this letter forms an integral part of the submission as it covers the matters of planning policy, our pre application engagement with the Local Planning Authority and our community involvement by way of liaison with Ulceby Parish Council.

Principle of the Development

This matter has been discussed at some length with various Spatial Planning Officers prior to any significant work being undertaken towards this application which was considered by your 'in house' Strategic Design Team (SDT). The formal view reached by the SDT was set out to us in an email from Iain Cunningham dated 20th December

2011. This noted that *it is considered that development on this site is acceptable in principle. It would be in accordance with the adopted LDF Core Strategy, in particular policies CS1, CS2, CS3 and CS8, which aim to support sustainable rural communities.*

In the light of this unequivocal response it is not considered necessary to set out why the proposal complies with these policies within this letter. Suffice to say that it is our firm view that the proposal represents 'sustainable development', a presumption in favour of which is a strong aspect of the National Planning Policy Framework, published in March of this year. The site is appropriate, available and deliverable and will help to meet the identified housing need in a sustainable way.

The Proposed Layout

The layout of the proposed development has been subject to fairly detailed discussions between yourself and John Derbyshire prior to this submission being made. The Design and Access Statement provides a clear demonstration of the design philosophy of the scheme which will:-

- Provide a range of house sizes to help meet the varied housing needs of the area and in accordance with good practice and planning policy.
- Provide two social housing units (plots 8 and 20). Discussions with Martin Ely in the Council's Strategic Regeneration and Housing team have indicated that the provision of these units will meet identified social housing needs and meet policy requirements.
- Complement the prevailing character and nature of the existing built form within Ulceby.
- Provide an attractive environment for new residents along with good levels of amenity.
- Retain the existing protected tree within the site as an important feature and focus of an area of open space within the site. In addition the development proposed provides an opportunity to introduce additional quality landscaping. Please refer to the accompanying Arboricultural Report on the matter of the existing trees and the recommendations on these.
- Not unduly impact upon the amenity of existing residents. The proposal will clearly bring about 'change' in the immediate area and the alteration of existing views but these are clearly not, in themselves, demonstrations of harm.

Ecology

In accordance with good practice and the pre application advice received from your colleagues in Spatial Planning the application includes an Ecology and Protected Species report. It is not intended to repeat swathes of that report within this covering letter but it is clear that there are no ecological reasons why this development cannot be accommodated on the site.

Highways

During the evolution of the scheme design The JDDP discussed this matter with your highway colleagues. As a result of these discussions we do not anticipate any objections on technical grounds.

Statement of Community Involvement

From the outset we have recognised the need for community engagement and have duly been in close contact with Ulceby Parish Council about this proposal.

An initial letter was sent to the Parish Council on 20th March 2012 along with copies of the proposed layout. Consequently we attended a meeting of the Parish Council in the Village Hall on 16th April 2012 to present and explain the proposals and to respond to any questions and concerns raised by the members.

The view of the Parish Council was that it was not opposed to the principle of the development rather detailed concerns were raised most notably about the impact of the layout on the existing footpath and also about the proposed car parking arrangements.

As a result discussions were held with the Council's Public Rights of Way Officer, Mrs A Greener and the layout has been amended such that the existing footpath is proposed to be retained within the development as it is and a new footpath provided in front of plots 2 and 3 to connect to this. As a result children going to and from the nearby school will not need to cross the new road; this responds positively to the major issue raised by the Parish Council.

The revised layout and an explanation of the changes were forwarded to the Parish Council on 10th August 2012. To date we have no further response to this but in line with a commitment given on 16th April the Parish Council will be advised that the application has been submitted. Clearly it will be consulted on the application in any case but we feel that it is right and proper to keep the Council updated.

Conclusions

The principle of this proposal has been discussed at length with the Authority and it is agreed that it is acceptable. It is our view that the development is not merely acceptable but that it is appropriate and should be welcomed.

Detailed discussions have been undertaken with regard to the layout proposed and it is our view that the scheme now proposed responds to the concerns raised about the layout as previously proposed and the major issue raised by the Parish Council as a result of our pre application engagement.

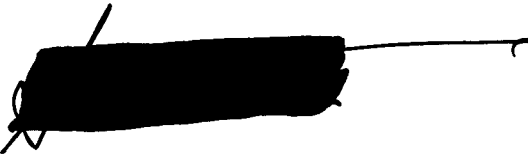
In addition the proposal now before you reflects the pre application discussions held between The JDDP and the Council's highways and affordable housing Officers.

The matters of ecology and trees have been professionally addressed and are reported on separately.

There are no known technical reasons why this development should not proceed. It is our view that this is a well considered proposal for which planning permission should be granted.

Despite the extent of pre application discussion we are very willing to discuss the matter further post submission and are keen to continue to work with you towards a positive determination. Should you need clarification or wish to discuss the matter further then please do not hesitate to contact me.

Regards,

A black rectangular redaction box covers the signature area. A thin line extends from the right side of the box, and a small mark is visible at the bottom left corner of the box.

Andrew Rollinson
andy@rollinsonplanningconsultancy.co.uk

cc: R Houlton
J Derbyshire