

# PLANNING STATEMENT

Full Planning Application for 37 Dwellings at Willow Farm, Hibaldstow,  
North Lincolnshire.

## AVOCA PLD

Prepared for

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# CONTENTS

## **1 Introduction**

Purpose

Structure

## **2 Site Location and Description**

Location

Description

## **3 Strategic Planning Policy Context**

National Guidance

Development Plan

## **4 Hibaldstow**

Services and Facilities

5 Year Land Supply

## **5 Evaluation**

Sustainable Development

Delivery of Housing Land

Effective use of land

Constraints

## **6 Conclusions**

# 1 INTRODUCTION

## 1.1 Purpose

This supporting planning statement relates to a planning application for the erection of 37 dwellings on land at Willow Farm, Hibaldstow, North Lincolnshire. Details of the layout and design of the houses are set out in the Design and Access Statement. The purpose of this statement is to assess the application site's suitability as a sustainable location for new housing.

## 1.2 Structure

This report will first identify the location of the site and describe its main characteristics. It will then assess Hibaldstow as a suitable strategic location for new housing development against current national and strategic development plan policy. Finally it will consider the suitability of the Willow Farm site in terms of its individual planning merits including access to local services and opportunities to make efficient and effective use of a derelict site.

# 2 SITE LOCATION AND DESCRIPTION

## 2.1 Location

2.1.1 Hibaldstow is a growing and vibrant settlement located 19 miles north of Lincoln and 4 miles south west of Brigg. It has a current population of about 2060. Hibaldstow is surrounded by open countryside but is well placed for travel to the larger local towns of Brigg and Scunthorpe as well as junction 4 of the M180 and Humberside International Airport.

2.1.2 Willow Farm is located within the settlement boundary. It lies at the heart of the village between East Street and Hopfield and extends to 1.25 ha in area. The site is well served by a range of existing services. Within easy walking distance are a medical practice, a public house, a takeaway restaurant, a paper shop, a general store, a post office and hairdressers. Hibaldstow Community Primary School is located immediately to the east of the site, on the opposite side of Hopfield Road. The village also contains a significant employment site.

## **2.2 Description**

- 2.2.1 The site lies at the heart of the village and is surrounded by residential development on all sides. It is bounded by Hopfield Road to the east and housing to the south, west and north. The site comprises a largely derelict farmyard within which are a number of stone built former agricultural buildings. It is currently accessed from East Street and is for the most part flat.
- 2.2.2 This site is owned by Keigar Homes and is readily available to be developed. There are no known constraints, the site is flat and stable and the site has road frontage and so is easily accessed. The farmyard is no longer in agricultural use and its situation in the centre of the village, divorced from agricultural land, makes it unsuitable for the continuation of such a use. It is only used only for occasional storage and its untidy appearance is out of keeping with the surrounding residential area.
- 2.2.3 The site is not situated in an area of special protection such as a conservation area, a statutory greenbelt or an AONB. Indeed the development of Willow Farm will have a positive impact on the village. Not only will it remove the movement of heavy vehicles associated with the previous use but will be of significant visual benefit in regenerating an area of unsightly land that does not meld well with the surrounding land uses. These days the collection of buildings and hardstandings are used mainly for storage. Indeed any agricultural connection is tenuous at best so it is arguable that the site might loosely be regarded as “previously developed” for the purpose of planning policy.

## **3 STRATEGIC PLANNING POLICY CONTEXT**

- 3.1 The purpose of this section is to consider the suitability of Hibaldstow as a location for new housing in the light of national and local planning policies.
- 3.2 National Planning Policy (NPPF)**
- 3.2.1 Paragraph 14 explains that at the heart of the NPPF is a presumption in favour of sustainable development. This means that development proposals which accord with the development plan, as this does, should be approved without delay. Sustainable development is defined quite broadly in Paragraph 7 as having three dimensions: economic, social and environmental. This proposal meets the necessary criteria.
- 3.2.2 Paragraph 49 makes clear that housing applications should be considered in the context of the presumption in favour of sustainable development. In the case of this application the presumption in favour of sustainable development clearly must apply because the proposal quite clearly accords with the

Development Plan. The key issue is that the site lies in a highly sustainable location within the settlement boundary of Hibaldstow, which is defined in the adopted Core Strategy as a Rural Settlement and will make effective use of largely disused and derelict land.

- 3.2.3 Paragraph 47 requires local planning authorities to maintain an adequate supply of land for future housing growth. At present it appears that the required supply of land is not available. In cases such as this, where a 5 year supply of housing land cannot be demonstrated, Paragraph 49 advises that relevant policies for the supply of housing should not be considered up to date. This application at Willow Farm will assist the local planning authority in meeting its five year land supply target. It will deliver 37 new dwellings, including a proportion of affordable housing.
- 3.2.4 Paragraph 28 explains that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.
- 3.2.5 Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are or can be made sustainable. As will be shown, further development in Hibaldstow can serve to support and maintain a host of local services, such as schools, shops and bus services which are vital to the health and viability of rural communities such as this, without placing an unacceptable burden on the existing infrastructure or without adversely affecting the environment.
- 3.2.6 In summary, the NPPF is very clear that planning applications that accord with the development plan and constitute sustainable forms of development must be approved unless material considerations dictate otherwise. In this instance the proposed development is obviously in accordance with the development plan and is located in a sustainable location. There are no considerations which override the presumption in favour of approval.

### **3.3 Development Plan Policies**

- 3.3.1 The principle document of the North Lincolnshire Development Plan is the Core Strategy DPD which was adopted in June 2011.
- 3.3.2 Settlements. Indeed it has seen a significant amount of growth in recent years. Rural Settlements form the third tier of the Borough's settlement hierarchy. Policy CS1 of the Spatial Strategy states that rural settlements will be supported as thriving sustainable communities, with a strong focus on retaining and

enhancing existing local services to meet local needs. Hibaldstow has always fulfilled an important role in North Lincolnshire as one of the Borough's larger Rural

3.3.3 Policy CS2; *Delivering more Sustainable Development*, identifies a sequential approach to how future development needs will be met. The first priority is to direct development to Scunthorpe, followed by the Market Towns and finally to Rural Settlements within defined settlement limits. Policy CS2 states that all future development in North Lincolnshire will be required to contribute towards achieving sustainable development. In particular, it should be located to minimise the need to travel and to encourage any journeys that remain necessary, to be possible by walking, cycling and public transport. As demonstrated in this report, the application site lies in a highly sustainable location.

3.3.4 Policy CS3 explains that Hibaldstow is one of a number of Rural Settlements in which development will be permitted within development limits, subject to the following criteria:

- \* Limits will be drawn around main built up areas and respect existing development patterns. In this regard Willow Farm not only lies within the defined development boundary, but is situated at the very heart of the village.
- \* The ability of the settlement to accommodate development in terms of capacity and infrastructure. In this case, the proposed 40 dwellings represent less than 5% of the existing housing stock, whilst Hibaldstow scores highly in terms of existing services and facilities. The site might also be regarded loosely as previously developed.
- \* Consideration will be given to existing planning consents. The site already has planning permission for three houses under planning permission PA/2011/1577
- \* The character of the settlement should be respected. The starting point in the design process was an evaluation of the character of Hibaldstow and the immediate surroundings of the site. The process is described more fully in the accompanying Design and Access Statement.

## 4 HIBALDSTOW

### 4.1 Services and Facilities

4.1.1 Hibaldstow is a settlement that can easily sustain the amount of housing proposed in this application. It is one of the most sustainable Rural Settlements in North Lincolnshire. Of the 25 Rural Settlements [ with settlement boundaries] identified in the Council's Sustainable Settlement Survey (2009), Hibaldstow lies 10<sup>th</sup> with an overall score of 97 points. The village has 3 nursery schools and 1 primary school. It has 1 mobile library, 1 public house, 2 churches, a medical centre/GP surgery, 2 convenience stores, 2

comparison stores and 3 service shops. It also has a significant employment site which seems not to have been taken in to account in the Council's Sustainability Survey.

4.1.2 Hibaldstow is well served by public transport services. The Stagecoach Service number 94 calls at the village 12 times a day, Monday to Friday, linking Scunthorpe and Bishop Norton and calling at a number of other nearby rural settlements. Other services include Number 9, linking Brigg and Scunthorpe; Number 391, from Lime Sidings to Scunthorpe; Number 394, linking Bishop Norton and Brigg; and the 642 service which travels from Redbourne to Scunthorpe. Brigg Railway Station, which has extensive free car parking, is located only 3 miles (4.8 km) from Hibaldstow. It is served by three passenger trains (in each direction) on Saturdays only between Sheffield and Cleethorpes.

## 4.2 5 Year Land Supply

4.2.1 Core Strategy Policy CS3 identifies Hibaldstow as a settlement that should play a part in meeting the Council's 5 year supply of deliverable housing sites.

4.2.2 At the present time Policy CS7 identifies an annual housing requirement across the plan period of 754 new dwellings per year. In addition, Policy CS8 identifies an ambitious level of growth to the Scunthorpe Urban Area (82% equating to 9892 dwellings, including 6000 provided within the Lincolnshire Lakes project). However, since the adoption of the Core Strategy the Lincolnshire Lakes project is experiencing a long lead in time. Consequently the Council's annual housing building rate is falling well below the target set in policy CS7 of 754 dwellings per annum. This means that the annual target increases for the remainder of the plan period, and does so every year that the Council fails to meet its house building target. It is considered that this results in a failure to demonstrate a 5 year land supply.

4.2.3 Table 4.1 Past trends in housing completions in North Lincolnshire.

Year	Annual Completions
02/03	545
03/04	569
04/05	551
05/06	1160
06/07	688
07/08	480
08/09	337
09/10	302
10/11	457
11/12	399

Source: North Lincolnshire Monitoring Report (2012)

4.2.4 This represents an annual average of 549 dwelling completions.

4.2.5 It is understood that the annual housing trajectory has been updated to set a 2012 position, including the National Planning Policy Framework (NPPF) requirement to identify a five year supply of deliverable sites and an additional 20% buffer. Taking this into account it is understood that the overall requirement for the next five years is 5094 dwellings (2013-2018). This equates to a target of **1019 completed dwellings per annum**.

4.2.6 The Council is unlikely to meet this target without significant additional sites coming forward to address the shortage in the short term whilst the Lincolnshire Lakes project comes on stream. Paragraph 8.6 of the Strategic Housing Market Assessment (2012) states "North Lincolnshire has witnessed new housing development over recent years. Between 2006/07 and 2011/12 a total of approximately 2,662 new units have been delivered (net). **This equates to an average of just under 444 per annum\***. The pace of development has varied considerably over this time. Levels have reduced significantly in 2008/09 and 2009/10, which is reflective of national trends and linked to the onset of the economic downturn and subsequent recessionary economic climate." *\*Emphasis added.*

4.2.7 Against this shortfall sites such as Willow Farm in Hibaldstow can make a modest but significant contribution in the short term to meeting the Council's immediate 5 year land supply target of 5094 dwellings (2013-2018). As will be demonstrated in the following section of this report the site is deliverable within the next 5 years.

4.2.8 The site is ready to be developed; it is available now. The developer, Keigar Homes Ltd., is ready to commence construction following the grant of planning permission. The following table shows Keigar Homes construction timetable for completion of the development, assuming planning permission is granted:-

4.2.9 Table 4.2 Forecast Completion Rate at Willow Farm

Year	Number of dwellings expected to be completed at Willow Farm
2014	8
2015	10
2016	10
2017	8
2018	4

Source: Keigar Homes Ltd

4.2.10 The following table shows the amount of houses completed in Hibaldstow, per annum, over the ten year period 2000 to 2010:

4.2.11 Table 4.3 Past Annual Housing Completions in Hibaldstow

Year	Dwellings completed
2000/01	18
2001/02	24
2002/03	34
2003/04	9
2004/05	2
2005/06	38
2006/07	1
2007/08	2
2008/09	1
2009/10	9

Source: NHBC & North Lincolnshire Building Control

4.2.12 The past completion rates illustrate that Hibaldstow can easily support a modest amounts of new housing such as now proposed. These figures show that between 2000 to 2010 an average of **14 dwellings per annum** were completed. The proposed build-out rate at Willow Farm from 2014 to 2018 will be **8 dwellings per annum**. This illustrates that this proposal is well within the capacity of the settlement to accommodate additional development in terms of Core Strategy policy CS3 [b].

## 5.0 SUSTAINABLE DEVELOPMENT

5.1.1 Hibaldstow is a large rural settlement that has the infrastructure and level of services to support the proposed new dwellings at Willow Farm. The site lies at the heart of the settlement, within easy walking distance of a wide range of community facilities and services and is well served by public transport to the nearby towns of Brigg, Scunthorpe and Grimsby. Below is a comprehensive sustainability assessment which identifies the range of services that are within an acceptable walking distance from the application site.

5.1.2 Table 5.1 Sustainability Assessment

Facility Information	Distance in km from Site (by road)	Name/Location of Facility
Pre School	0.8	Hibbaldstow Pre School, Village Hall, Station Road
Village Hall	0.8	Hibbaldstow Village Hall, Station Road
Playing Fields	0.8	Hibaldstow Playing Fields, Brigg Road
Nursery School	1.0	Apple Tree Day Nursery, 18 Brigg Road, Hibaldstow
Primary School	0.1	Hibaldstow Academy , Hopfield, Hibaldstow
Tennis Courts	0.8	Hibaldstow Playing Fields, Brigg Road
Mobile Library	0.2	Village Hall, Station Road Church Street St Albans Close Brigg Road Layby Ings Lane Manton Lane
Public House	0.5	The Wheatsheaf Hotel 15 Station Road, Hibaldstow
Post Office	0.6	Redbourne Road, Hibaldstow,
Shops	0.4	Acme Lock & Safe Co East Street Hibbaldstow
Takeaway Restaurant	0.5	Station Road Fish Bar, 1 Station Road, Hibbaldstow
Hairdressers	0.5	Zen Hair Design and Beauty, 20 Church Street

Newsagents	0.5	CN and I Dixon Redbourne Road Hibaldstow Church Stores, Church Street
Places of Worship Hibaldstow Grade II listed, Anglican Church Methodist Church	0.3	St Hybald's Church Methodist Chapel. 29 Earl Street
GP Surgery	0.3	Hibaldstow Medical Practice, 11 Church Street
Petrol Filling Station	1.0	Ridgewood Motors, Brigg Road
Community Centre	0.3	Church Hall Church Street Methodist Church Hall East Street

Source: Avoca PLD & Keigar Homes Ltd

- 5.1.3 The topography of Hibaldstow is flat and the roads have pavements with street lighting which create good conditions for walking and cycling. The government publication *Manual for Streets (2007)* states that walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes (up to about 800m) walking distance of residential areas which residents may access comfortably on foot. However, this is not an upper limit and the former PPG13 stated that walking offers the greatest potential to replace short car trips, particularly those under 1.6 km.
- 5.1.4 The site is well served by schools. Hibaldstow has its own Primary School, which lies adjacent to the site and is within easy travelling distance of both Sir John Nelthorpe School at Brigg: a Specialist Technology College for Science, Maths and Computing (ages 11-18) and Huntcliff School (11-16) in Kirton in Lindsey.
- 5.1.5 The village is served by a number of hourly bus services, linking Hibaldstow to the sub regional center of Scunthorpe and the nearby Market Town of Brigg. This rural settlement contains a significant employment site and is also located close to three local industrial estates, including Island Carr Industrial Estate, Brigg (3.7 miles); Ancholme Business Park (4.3 miles) WHERE and Station Road Industrial Estate, Kirton in Lindsey (4.8 miles) which provide a number of employment opportunities.

## 5.2 Effective Use of Land

- 5.2.1 The proposed development will regenerate a part of Hibaldstow that has been neglected for several years. The site is located at the centre of the settlement and comprises a collection of disused and derelict agricultural buildings contained within a former farmyard. Due to its location, surrounded on all sides by residential development, its current rundown appearance is not compatible with the surrounding land uses.
- 5.2.2 The site shares many characteristics of previously developed land. Redevelopment for housing will make effective and sustainable use of the site, particularly because its central location in the village means that it is so well positioned in relation to local services and facilities.

## 5.3 Constraints

- 5.3.1 There are no known constraints, the site is flat and stable and the site has road frontage and so is easily accessible. The site is not at risk of flooding.
- 5.3.2 A transport assessment has been carried out to consider road safety and the capacity of the surrounding road network to accommodate the proposed development.
- 5.3.3 An archeology assessment has been undertaken to establish whether there are any remains of significance on the site.
- 5.3.4 A heritage assessment has been carried out to assess the impact on nearby listed buildings. Number 32 East Street, the property located at the entrance to Willow Farm is a listed building. However the site does not lie within a Conservation Area or Area of Outstanding Natural Beauty
- 5.3.5 These assessments confirm that housing development is appropriate on the site and will not compromise the principles of sustainable development. There is therefore no reason why development at Willow Farm cannot commence without delay.

## 6 SUMMARY

- 6.1.1 This application accords with both national and local planning policy. It proposes sustainable housing development which accords with the development plan and which the NPPF makes clear should be approved without delay.
- 6.1.2 In summary the site is situated in a very sustainable location at the heart of Hibaldstow. The village centre is located less than 400m from the site and provides a variety of important local services and leisure and cultural facilities which the proposed housing will help to enhance and support.
- 6.1.3 The site is unaffected by any physical constraints and does not lie within an area of special control. The site is contained on all sides by existing residential development with which the proposed use will be highly compatible.
- 6.1.4 Finally, the site is deliverable and its development will help meet the deficit in the supply of market and affordable housing within the Borough. The site is within the ownership of Keigar Homes who are keen to build it out within the next 5 years.