

Planning Statement

Outline Planning Application with all matters reserved for 6 dwellings (0.21 ha) at Kettleby Lane, Wrawby

Introduction

This outline planning application is proposed for 6 dwellings with all matters reserved on 0.21 ha (0.51 acres) of land off Kettleby Lane, Wrawby.



View from Kettleby Lane northwards showing the site boundary against 'Restoration & Racing Garage'

Site Location and Context

The application site is located to the west of Kettleby Lane within the centre of the village. The site is less than 50 metres from the main A18 (Melton Road) transport route that connects the village from the market town of Brigg (1.5 miles to the west) and the major transport hub of Barnetby and the national motorway and rail network. A sustainable cycle route connects Wrawby village to Brigg.

The site boundary is less than 130 metres from the Black Horse public house (less than 400 metres to the Jolly Miller pub) and 180 metres from St Mary's Church. The vibrant and well-used Village Hall is less 220 metres walk from the site. Bus stops are located some 130 metres away (both directions) to the east on Melton Road. A further bust stop (east-bound)

is located 170 metres to the west of the site on Melton Road. The site is located within the heart of the village with all local services close-by.

The Site

The site is a small parcel of land that forms part of a larger arable field all within the ownership of the applicant. The site is outside but abuts the development boundary of Wrawby and forms a natural extension to the village.

The site is unbounded to the west and south where it adjoins the remainder of the field. To the north the site abuts a garage and repair centre (Restoration and Racing Ltd). A broken hedgerow forms the eastern boundary adjacent to Kettleby Road. There are no trees within the curtilage of the site.

Some 26 dwellings extend 230 metres along the east-side of Kettleby Lane beyond the village into the countryside. There are no corresponding dwellings along the west side of Kettleby Lane providing the opportunity for 'rounding off' the village with this development.



View looking west across the site showing the broken hedgerow from Kettleby Lane

The proposal – Housing Mix

The proposal is for 6 dwellings and whilst all matters are reserved including house types the applicant is amenable to developing residential units that meet local need such as bungalows for the elderly etc.

The applicant is keen to enter discussions at the reserved matters stage to ensure that the dwellings would provide and present future generations of villagers the opportunity to

continue living within Wrawby or introduce new families to contribute to healthy vibrant heterogeneous communities.

Balancing housing development need and minimising impact

As the owner of the agricultural field that comprises the application site it is possible to seek to develop a greater number of residential dwellings by increasing the size of the application site area. However, in limiting the application to 6 dwellings on an area that is largely obscured by the adjacent garage form properties along Melton Road the proposal avoids creating any adverse impacts to those residents whilst also not adversely impacting upon the amenity of Kettleby Lane residents located across the lane.

Landscaping

All matters including landscaping are reserved but the wider site is also within the ownership of the applicant and there is sufficient space within the site (given the low density) to provide substantial landscaping to the borders of the site.

Sustainability

The proposal for 6 dwellings strikes a balance between making a meaningful contribution to new housing development at an appropriate scale for Wrawby. The proposal will have a significant positive impact to the economic well-being and sustainability of the village but without creating any detrimental impact upon the environment or local community.

The application site is adjacent to the development limit of Wrawby. The west side of Kettleby Lane has a row of semi-detached houses extending beyond Wrawby in the direction of the countryside and the application site forms a natural extension to the village.

Proposed Housing Density

The proposal for 6 dwellings on 0.21 ha provides a density of 30 dwellings per hectare and is compliant with Local Plan policy.

Site Access

Access to the site a reserved matter but will be provided via Kettleby Lane.

Flood Risk & Drainage

The site is located on Flood Zone 1 within the North Lincolnshire & North East Lincolnshire Strategic Flood Risk Assessment (SFRA). This is the lowest possible category of land likely to flood. Drainage is a reserved matter but there is no history of flooding on or adjacent to the site.

Topography, Landscape, & Ecology

The site is relatively flat and slopes slightly downwards towards the west.

The proposed site is part of an arable field currently in agricultural production. The development of this part of the site will have no impact upon the agricultural viability of the remaining undeveloped area of the field.

No protected species of flora and fauna have been recorded and the site has no ecological importance. It is not considered that an ecological or habitat survey is required but such requirements could be attached to a planning condition if considered appropriate. The hedgerow to the northern site boundary will be largely unaffected other than to create a

single access onto Kettleby Lane. The site is not covered or affected by any landscape, environmental or other habitat or designations and is of low environmental sensitivity.

Built Environment & Character

The site abuts the development limit of Wrawby and is a natural extension to the village. The proposal is not located within a conservation area and is not adjacent or close to any listed buildings.

The proposal will result in the loss of a small greenfield arable field but is a natural extension to Kettleby Road and the village and will have no detrimental impact upon the character of the immediate surrounding area or the village.

Archaeology

The site is not covered or affected by any Schedule Ancient Monuments or recognised archaeological interest and the applicant is unaware of any archaeological finds on the site.

Land Quality & Contamination

The proposed site is an arable field with no history of development and is without contamination.

Highway & Transport

It is intended that site access will be gained from Kettleby Lane which is a minimum of 50 metres from the junction of Melton Road (A18). The site is set back far enough from the junction to create no access or traffic safety issues onto Melton Road. Some 26 detached and semi-detached properties are located on Kettleby Lane. The addition of 6 residential units in this location will not cause any greater traffic burden on the highway infrastructure and Kettleby Lane can accommodate this development without adverse impact on the highway or traffic safety.

Relevant Applications

1. PA/2018/1718 Planning permission to erect eight dwellings, including garages and access, Mill Lane Wrawby.

This application is located outside the local plan development boundary. The NLC officer recommendation for this proposal is for approval. This proposal for 8 dwellings is further away from the main village than this application site and is for a greater number of dwellings.

The committee report considers that the Mill Lane site *'is located close to existing services and amenities'...* and *'Barnetby, which is the nearest settlement to the east, offers access to national rail routes with direct access to Cleethorpes, Grimsby, Scunthorpe, Doncaster, Sheffield, Manchester and Lincoln, amongst other towns/cities. Wrawby is also connected to the market town of Brigg by a sustainable cycle route. It is considered that the proposed dwellings would offer future tenants other transport opportunities than the car (page 80).*

The Committee Report concludes that *the 'proposal represents sustainable development in the context of the Framework and HELAP policy PS1, which sets a presumption in favour of sustainable development. The limited adverse impact of granting planning permission would not significantly or demonstrably outweigh the benefits of the proposal, when assessed against the policies in the Framework taken as a whole. For these reasons the proposal is considered to represent a sustainable development (P82-83).'*

2. PA/2018/1093 Outline planning permission for the erection of four detached dwellings with all matters reserved for subsequent approval, land north of Elsham House, Brigg Road Wrawby.

This proposal for 4 dwellings located outside the development limit of Wrawby was approved by the council on 1st November 2018. The site is further away from the main centre of the Wrawby than this application site.

The NLC Committee Report states that *'The North Lincolnshire Sustainable Settlement Survey positions Wrawby as an overall hierarchy position of 32 with 3 out of 7 key facilities. These include a public house, village hall/church hall, community centre and primary school. In terms of economic sustainability, the increased growth of the village by a further four dwellings would support the existing services and amenities of the area as well as supporting the market town of Brigg.'*

In terms of environmental sustainability, the application site would link to the Ancholme Valley Circular Cycle Route which provides connections between Wrawby, Kettleby, Howsham and Brigg. Furthermore, there is potential to secure sustainable drainage techniques as well as biodiversity enhancement (Page 9).

3. PA/2017/674 Outline planning permission to erect 22 dwelling houses with access roads and open space at land off Applefields, Wrawby.

This application for 22 dwellings is located outside the development limit of Wrawby. The NLC Committee report concluded that *'The proposed development conflicts with some of the restrictive policies of the development plan due to the site being located outside of defined development limits where residential development is not normally supported. However, the proposal is considered to constitute sustainable development which would make an important contribution towards meeting a proven shortfall in the provision of housing land within North Lincolnshire.'*

Given the lack of a demonstrable five-year supply of deliverable housing sites, it is considered that the benefits of the proposed development with regard to the delivery of housing must be given significant weight in the planning balance. The adverse impacts of the development are considered to be limited and do not significantly and demonstrably outweigh the benefits and as such, in line with the 'tilted balance' set out in paragraph 14 of the NPPF, the development must be considered acceptable and should be approved' (Page 28).

Policies

National Planning Policy Framework:

Paragraph 14 states that at the heart of the National Planning Policy Framework there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 19 states that significant weight should be placed on the need to support economic growth through the planning system.

Paragraph 34 states that plans and decisions should ensure developments which generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Paragraph 35 of Core Planning Principle 4 states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or

people. Therefore, developments should be located and designed, where practical, to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.

At paragraph 37 it states that planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.

Paragraph 48 states that local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.

Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, relevant policies which guide housing supply should not be considered up-to-date.

Paragraph 56 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Paragraph 118 states that local planning authorities should aim to conserve and enhance biodiversity by refusing planning permission if significant harm cannot be avoided or adequately mitigated. Opportunities to incorporate biodiversity in and around developments should be encouraged.

North Lincolnshire Local Plan:

Policy RD2 (Development in the Open Countryside)

Policy H5 (New Housing Development)

Policy H8 (Housing Design and Housing Mix)

Policy H10 (Public Open Space Provision in New Housing Development)

Policy T2 (Access to Development)

Policy T19 (Car Parking Provision and Standards)

Policy DS1 (General Requirements)

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Design)

Policy CS7 (Overall Housing Provision)

Policy CS8 (Spatial Distribution of Housing Sites)

Policy CS9 (Affordable Housing)

Policy CS16 (North Lincolnshire's Landscape, Greenspace and Waterscape)

Policy CS17 (Biodiversity)

Policy CS27 (Planning Obligations)

Assessment

The council does not have a 5-year land supply of housing. In response to this lack of supply North Lincolnshire Council have provided a five-year housing land supply statement from 1 April 2016. This statement confirms that that North Lincolnshire has a 3.9-year housing land supply of deliverable sites during the period April 2016 to March 2021.

The consequence of the council not having a five-year land supply is to demonstrate that current local policies are failing to deliver an adequate supply of housing or to meet its short-term needs. In these circumstances' sustainable developments in sustainable locations such as this application site should be approved.

The council have accepted that other housing sites outside the development limit within the village of Wrawby (for both larger and smaller housing sites) are sustainable despite being further away from the main core of the village than the application site. This proposal has no adverse impacts on the environment, ecology or amenity of nearby residents or the village. The applicant is keen to ensure that house types will contribute to meeting local village need.

This application meets all three dimensions of sustainable development (economic, social and environmental) as set out in paragraph 7 of the National Planning Policy Framework.

This application makes a significant contribution to the economic and social well being of Wrawby and North Lincolnshire by making a meaningful contribution to the local housing supply and providing additional housing that will underpin existing services within the village. The proposal will develop a small parcel of greenfield land that will have no significant impact on the landscape, character or ecology of Wrawby.

Conclusion

This application site is located within the central core of the village of Wrawby. The site area, size and location has been selected to ensure that it is located as close the village centre as possible but with minimal environmental effect or adverse impact on neighbouring properties. The council have supported applications for both smaller and larger applications within Wrawby outside of the development limits of the village. This application is sensitively located and will make a positive contribution to the character and social and economic contribution to Wrawby.