

North Lincolnshire Council
Planning Department
Church Square House
30-40 High Street
Scunthorpe
North Lincolnshire
DN15 6NL

DEVELOPMENT CONTROL SECTION	
- 4 APR 2019	
DATE RECEIVED	
Referred To	

KELLY BERKO
10 COUNCIL VILLAS
KETTLEBY LANE
WRAWBY
BRIGG
DN20 8SN

29th March 2019

Re: Outline Planning Application PA/2019/460 – Land West of Kettleby Lane

Dear Sir / Madam,

I am writing to you to express my concern and objection to the proposed development on the land west of Kettleby Lane, Wrawby.

I object on the following grounds:

1. The land is outside the permitted development boundary for the village.

Whilst the applicants planning statement does refer to other applications that have been permitted outside the permitted development area, namely PA/2018/1718, the said development was very different in character and scope, and was considerably more hidden than this proposal.

PA/2018/1092 is effectively in a large back garden, with little to no impact on surrounding properties, therefore it is not a suitable site for comparison.

PA/2017/674 was a larger scale development, which is still awaiting decision, but given the number of objections from the village along with its location outside the development boundary, one would question whether this would gain approval.

A previous application outside the boundary should not be seen as a precedent to allow more.

2. This development proposal should be viewed by the planning committee as a 'test' development. The landowner is clearly commencing with a small proposal, with a view to extending the housing further along the western boundary of Kettleby Lane. The planning statement refers to *'There are no corresponding dwellings along the west side of Kettleby Lane providing the opportunity for 'rounding off' the village with this development'* and *'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'*.

Such development would fall even further outside the permitted development boundary of the village.

3. Further consideration should be given to the impact on the existing highways.

Currently Kettleby Lane is a highway that is only just wide enough for two cars. There is occasional congestion, when vehicles are parked outside the existing properties and the road width is reduced. Given the amount of traffic that uses the Lane, to introduce the possibility of vehicles parking on the western side of the road, is likely to cause further issues.

Parking issues are further compounded by the volume of increasingly larger agricultural vehicles that use the lane.

It is also worth noting that it is quite a busy lane, especially at weekends. The very popular Brigg Garden Centre is nearby, so this sees increased traffic using the lane as a short cut.

In addition to the highways, there is no provision for pedestrian footpaths on the western side of Kettleby Lane. It is very dangerous for pedestrians to cross the road in the location of the proposed development, given that it is only 50m away from the busy A18. Westbound traffic from the A18 turning into Kettleby Lane, tends not to have to reduce speed to make the turn into the lane, as it has quite a large bellmouth. I have seen on many occasions, vehicles having to brake abruptly, because a vehicle was parked outside numbers 1-5 Kettleby Lane. Any introduction of a junction to serve the development is only going to increase the likelihood of an incident.

4. The development will have a detrimental effect on the Built Environment and the character of the village.

Wrawby being what it is, a small village on the edge of the Lincolnshire Wolds, has few areas which show off its raised elevation, with the wonderful westward view over Lincolnshire being visible from Kettleby Lane. Any proposed development along the western edge of the Lane would remove that view, not just from the residents that live on Kettleby Lane, but for those passing through. It would create a more 'hemmed in' feel when entering the village, rather than the wide open rural space that it currently has.

We wholeheartedly disagree with the applicants statement of the development not detracting from the character of the village.

In summary, whilst we understand the need for housing development, this is a poor proposal for a site. The applicant's referral to previous applications are entirely irrelevant in our view. Development outside of the boundary should not be permitted.

There is a collective of residents on Kettleby Lane that a vehemently opposed to this development, and we will pursue whatever means necessary, including legal challenges, to prevent this development from proceeding.

Yours Sincerely.....

A black rectangular redaction box covering the signature of the sender.