



WINTERTON VILLAGE

Planning Statement

Zyda Law
Old School House
44 Wellington Road
Nantwich
Cheshire
CW5 7BX

www.zydalaw.com
Telephone 0345 222 8515

THIS PAGE HAS INTENTIONALLY BEEN LEFT BLANK

CONTENTS

A.	INTRODUCTION	5
B.	APPLICATION SITE	7
C.	RELEVANT LOCAL PLANNING POLICY	8
C.1	North Lincolnshire Local Plan Policies	8
C.2	Core Strategy Policies	9
D.	SELF-BUILD AND CUSTOM SCHEME	18
D.1	Government Policy on Self-Build	19
D.2	Requirements On LPA	20
D.3	Design Brief	22
D.4	Landscape and Visual Impact Assessment (LVIA)	22
D.4.ii	Summary of Effects on Landscape	22
D.4.iii	Summary of Visual Effects & Mitigation	23
D.4.iv	Conclusions	24
D.5	Ecological Appraisal	24
D.5.ii	Designated Sites	25
D.5.iii	Habitats	25
D.5.iv	Protected Species	26
D.5.v	Notable Species	27
D.6	Habitats Regulations Assessment	27
D.7	Flood Risk And Draining Assessment	28
D.7.ii	Mitigation Measures	29
D.8	Transport Assessment	29
D.8.ii	Accessibility	29
D.8.iii	Travel Plan	31
D.9	Heritage Impact Assessment	31
E.	POLICY ANALYSIS	33
E.1	Sustainability	33
E.1.ii	Economic Sustainability	33
E.1.iii	Social Sustainability	33
E.1.iv	Environmental Sustainability	34
E.2	Spatial Distribution of Housing	35
E.3	Principle of Development at the Application Site	36

E.4 Effective Use of Land 37
E.5 Affordable Housing 38

F. PLANNING BALANCE 41

G. CONCLUSIONS 42

A. INTRODUCTION

1. This Planning Statement accompanies a planning application made to North Lincolnshire Council ('the Council') seeking outline approval with all matters reserved for residential development including public open spaces and vehicular and pedestrian accesses on land off Top Road, Winterton ('the Application Site').
2. The planning application proposes the provision of 140 residential units, at the Application Site. The residential units would comprise market, affordable and self-build / custom scheme residential units ('the Development').
3. The Development proposes on site delivery of 25% affordable residential units of mixes and sizes necessary to support the provision of a sustainable, mixed community in accordance national and local planning policy and government housing policies.
4. The Development proposes further the delivery of between 25% - 50% self-build and custom scheme residential units.
5. The application seeks a grant of outline planning permission for the provision of 140 new homes which are proposed to be comprised, as follows:

2 bed 4-person	79m ²	24
3 bed 5-person	95m ²	56
3 bed 6-person	88m ²	34
4 bed 6-person	125m ²	26
Total		140

6. The application is accompanied by:
 - Application Site Location Plan, drawing no.: 0930 P001E
 - Landscape and Visual Impact Assessment;
 - Ecological Appraisal;
 - Habitats Regulations Assessment;
 - Heritage Assessment;
 - Flood Risk and Drainage Assessment, and

- Transport Assessment (Volumes 1 and 2).
- Design and Access Statement

7. Details of the main conclusions and mitigation proposals are highlighted in the following sections for each of the enclosed technical reports, with specific for pre-application advice noted.
8. The Applicant, Zyda Law Ltd, is appointed by all the relevant landowners to act on their behalf in the production and submission of a planning application seeking a grant of outline planning permission, with all matters reserved, for 140 residential dwellings on the Application Site.

B. APPLICATION SITE

9. The Application Site is a greenfield site located off the A1077 (Top Road) immediately to the north-west of the village settlement of Winterton.
10. The Application Site is made up of plots of land owned by several land owners, with freehold title absolute registered at HM Land Registry.
11. The Application Site forms part of a piece or parcel of land the Council considered for adoption in the Housing and Employment Land Allocations Development Plan Document- March 2016, as a leading candidate site for future residential development. The site is located close to adopted sites WINH-3 Land at Top Road and WINH-4 Land off Northlands Road.
12. It is understood that the Application Site has not been adopted by the Council for residential use due to perceived difficulties in dealing with multiple land owners. In order to address this concern, the land owners have each entered into a Collaboration Agreement to enable the joint production and submission of the Planning Application.
13. The Application Site edged in red measures approximately 63,602sqm / 6.36ha. The developable area (not including the access road) is 50,392sqm / 5.04ha.
14. The gross density (including public open spaces) of the proposed development is 28 dwellings per hectare. The net density (excluding public open spaces) of the proposed development is 30 dwellings per hectare. Within pre-application advice it was accepted that;

“while the density of the development may fall below the threshold of 40-45 dwellings per hectare set out in planning policy it does reflect the pattern and character of existing development in Winterton”
15. The proposed provision of Public Open Space within the Application Site is 4000m². During detailed design it is likely the public open space provision would be used to create dedicated public open space areas located, shaped and sized to support the sustainable residential use of the Application Site.

C. RELEVANT LOCAL PLANNING POLICY

16. The Development Plan for the Application Site, and relevant policy, is the:
- North Lincolnshire Local Plan Policy RD2
 - Core Strategy Policies CS2, CS3, CS8, CS16, CS17 and CS19
17. It is understood that an emerging Local Plan for North Lincolnshire is currently being developed by the Council. At the time of the submission of this Application the Council's Call for Sites had ended and no further submissions were being received. However, at the time of submission no information had been published with regard to the sites identified or allocated for inclusion within the New Local Plan.
18. Consultation on the preferred policies, site allocations/designations and spatial objectives is scheduled to take place in 2019 and the Council have scheduled to have a draft plan published in 2019 also.
19. The new local plan is not expected to be formally adopted until 2020. All information relating to the status and progress of the New Local Plan can be found at; <http://localplan.northlincs.gov.uk/localplan/stages/>.

C.1 NORTH LINCOLNSHIRE LOCAL PLAN POLICIES

20. RD2 - Development in the Open Countryside

Development in the open countryside will be strictly controlled. Planning permission will only be granted for development which is:

- i) essential to the efficient operation of agriculture or forestry;
- ii) employment related development appropriate to the open countryside;
- iii) affordable housing to meet a proven local need;
- iv) essential for the provision of outdoor sport, countryside recreation, or local community facilities;
- v) for the re-use and adaptation of existing rural buildings;
- vi) for diversification of an established agricultural business;
- vii) for the replacement, alteration or extension of an existing dwelling;
- viii) essential for the provision of an appropriate level of roadside services or the provision of utility services.

Provided that:

- a) the open countryside is the only appropriate location and development cannot reasonably be accommodated within defined development boundaries;

- b) the proposed development accords with the specific requirements set out in the relevant policies of this chapter and elsewhere in this Local Plan;
- c) the development would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials; and
- d) the development would not be detrimental to residential amenity or highway safety; and
- e) account is taken of whether the site is North Lincolnshire Local Plan - Adopted Plan May 2003 93 Rural Development capable of being served by public transport; and
- f) the development is sited to make the best use of existing and new landscaping.

21. It is submitted that development is justified as it represents a significant contribution towards the amount of affordable housing in the area to meet a proven local need and is therefore consistent with points (a) through (f) provided within Policy RD2 of the North Lincolnshire Local Plan.

C.2 CORE STRATEGY POLICIES

22. **CS2: Delivering More Sustainable Development**

In supporting the delivery of the spatial strategy set out in policy CSI, as well as determining how future development needs will be met in North Lincolnshire, a sequential approach will be adopted. Development should be focused on:

1. Previously developed land and buildings within the Scunthorpe urban area, followed by other suitable infill opportunities within the town, then by appropriate greenfield urban extensions
2. Previously developed land and buildings within the defined development limits of North Lincolnshire's Market Towns, followed by other suitable infill opportunities then appropriate small-scale greenfield extensions to meet identified local needs
3. Small scale developments within the defined development limits of rural settlements to meet identified local needs.

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 that related to agriculture, forestry or other uses which require a countryside location, or which will contribute to the sustainable development of the tourist industry.

A 'sequential approach' will also be applied to ensure that development is, where possible, directed to those areas that have the lowest probability of flooding, taking account the vulnerability of the type of development proposed, its contribution to creating sustainable communities and achieving the sustainable development objectives of the plan. Where development does take place in the flood plain, mitigation measures should be applied to ensure that the development is safe.

All future development in North Lincolnshire will be required to contribute towards achieving sustainable development. Proposals should comply with the overall spatial strategy together with the following sustainable development principles:

- 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. It should be compliant with public transport accessibility criteria as set out in the Regional Spatial Strategy
- Be located where it can make the best use of existing transport infrastructure and capacity, as well as taking account of capacity constraints and deliverable transport improvements particularly in relation to junctions on the Strategic Road Network
- Where large freight movements are involved the use of rail and water transport should be maximised
- Contribute towards to the creation of locally distinctive, sustainable, inclusive, healthy and vibrant communities
- Contribute to achieving sustainable economic development to support a competitive business and industrial sector
- Ensure that everyone has access to health, education, jobs, shops, leisure and other community and cultural facilities that they need for their daily lives
- Ensure the appropriate provision of services, facilities and infrastructure to meet the needs of the development, but where appropriate it is to be recognised that a phased approach may not be required on small scale development proposals.

23. CS3: Development Limits

Development limits will be applied to the Scunthorpe urban area, the Market Towns and Rural Settlements. They will not be applied to rural settlements in the countryside. In applying development limits the following considerations will be taken into account:

- Existing development patterns - the development limit will be drawn around the main built up area of the settlement. Scattered, sporadic or dispersed development or buildings separated from the main body of the settlement by areas of undeveloped land, roads or industrial areas will not be included. Where possible, limits should follow clearly defined features or constraints such as roads.
- Capacity - the ability of the settlement to accommodate future development based on existing and proposed infrastructure, on its access to facilities and services and levels of public transport. This also includes the availability of previously developed land.
- Existing planning consents/development - land with planning consent for residential development or community facilities where development has been implemented.
- Character - the limit will be drawn to reflect the need to protect and enhance settlement character. This means protecting areas of open space or land with the characteristics of open countryside within and adjacent to settlements by not including them within development limits. Large rear gardens or paddocks stretching well out the villages' built form will also be excluded.

24. CS6: Historic Environment

The council will promote the effective management of North Lincolnshire's historic assets through:

- Safeguarding the nationally significant medieval landscapes of the Isle of Axholme (notably the open strip fields and turbaries) and supporting initiatives which seek to realise the potential of these areas as a tourist, educational and environmental resource.
- Preserving and enhancing the rich archaeological heritage of North Lincolnshire

- Ensuring that development within Epworth (including schemes needed to exploit the economic potential of the Wesleys or manage visitors) safeguards and, where possible, improves the setting of buildings associated with its Methodist heritage.
- Ensuring that development within North Lincolnshire's Market Towns safeguards their distinctive character and landscape setting, especially Barton upon Humber, Crowle and Epworth.

The council will seek 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.

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.

Development proposals should provide archaeological assessments where appropriate.

25. CS7: Overall Housing Provision

Between 2010 and 2026, North Lincolnshire's housing requirement is for 12,063 new dwellings to be provided (754 new dwellings per year):

Of these new dwellings around 3,482 will be provided from sites that already have planning permission or are under construction.

All proposals for housing should include a variety of housing types, sizes and tenures to meet the local housing needs. All new dwellings should be well designed and meet the Codes for Sustainable Homes. The exact housing mix on each site will be determined based on the Strategic Housing Market Assessment - Market Review (November 2008) and any updates to this document.

Housing land will be allocated, released and phased to ensure the delivery of additional dwellings remains close to the target identified above. Previously developed land will take priority over greenfield land where it is in a sustainable location. Based on the Annual Monitoring Report findings, allocated sites will be brought forward as required to maintain the five-year supply and distribution of land for housing in the most sustainable locations in accordance with the spatial development strategy.

To provide flexibility in the delivery of housing the council will allocate contingency sites through the Housing and Employment Land Allocations Development Plan Document to deliver 1,300 additional dwellings within the Scunthorpe Urban Area. If over any continuous three-year period the net additional housing requirement varies by more than 20% the allocated contingency sites will be brought forward.

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.

Dependent upon the location of a development site at least the following net density ranges should be achieved within a residential development site, or the residential element of a mixed-use site:

- Scunthorpe town centre: 45-70 dwellings per hectare.
- Within Scunthorpe and Market Towns development limits: 40-45 dwellings per hectare.
- Within rural settlements and the countryside: 30-35 dwellings per hectare.

26. **CS8: Spatial Distribution of Housing Sites**

The allocation of sites for 12,063 new dwellings will be delivered in accordance with sustainable development principles and the following sequential approach:

- The principal focus for housing is previously developed land and buildings within the development limits of Scunthorpe followed by a greenfield urban extension to the west of the town. 82% of all new dwellings will be located in and adjacent to the urban area, equating 9,892 new dwellings. A total of 6,000 new dwellings will be provided within the Lincolnshire Lakes area during the plan period, with 1,250 being provided elsewhere within the urban area. Of these new dwellings 2,642 will be provided from sites that already have planning permission or are under construction.
- The Market Towns of Barton upon Humber, Brigg, Crowle, Kirton in Lindsey and Winterton will have approximately 18% houses built overall equating to 2,171 new dwellings of which 840 will be provided from sites that already have planning permission or are under construction. The overall provision will be divided as follows to enhance the level of services provided or meet the needs of the settlements and its immediate area: Barton upon Humber; Brigg; Crowle; Kirton in Lindsey and Winterton.

(6% (724 dwellings) 7% (844 dwellings) 1.2% (145 dwellings) 1.5% (181 dwellings) 2.3% (277 dwellings)).

- In rural settlements in the countryside and in the open countryside outside development limits, housing development will be strictly limited. Consideration will be given to development, which relates to agriculture, forestry or to meet a special need associated with the countryside. All development should not have an adverse impact on the environment or landscape.
- The first priority is to re-use previously developed land and buildings within North Lincolnshire's built up areas which will be promoted by setting a target of 30% of the housing provision on such land. Second priority will be given to other suitable infill opportunities in North Lincolnshire's built up areas.
- Development on greenfield sites will only be allowed where it can be demonstrated that this will bring additional community benefits, contributing to building sustainable communities and is acceptable in terms of its impact on the high-quality environment of the urban space and adjoining countryside.
- Flood risk will be taken into account, as this will be a determining factor in the distribution and location of housing.

27. **CS9: Affordable Housing**

New residential housing development of 15 or more dwellings in the Scunthorpe urban area, 5 or more dwellings in Market Towns and 3 or more dwellings in rural settlements must make provision for an element of affordable housing which is accessible to those unable to compete in the general housing market. This policy seeks to achieve the following proportion of affordable housing:

- Scunthorpe urban area and Market Towns 20%
- Rural settlements 10%

A target of 70% of the affordable homes will be provided for rent, with the remaining provided as an intermediate tenure, to be agreed on a site by site basis. Wherever possible, affordable housing should be provided on-site, but an off-site contribution may be acceptable where:

- a) Management of the affordable housing on-site cannot be secured effectively; or
- b) Affordable housing provision elsewhere in more suitable settlements is more likely to contribute towards the creation of mixed communities.

Where it can be demonstrated that the percentage of affordable housing sought will negatively impact on the delivery of a mixed community or are subject to exceptional and authenticated site development costs, there may be a case for reducing the affordable housing. This should be proven through open book discussions with the council at planning application stage.

Rural Exception Sites

Planning permission will be granted for the release of small rural exception sites within or adjacent to the development limits or within rural settlements for 100% affordable housing where a local need has been clearly identified. All proposals must be substantiated by evidence that the scale of development proposed meets the identified needs.

28. CS16 - North Lincolnshire's Landscape, Greenspace and Waterscape

The council will protect, enhance and support a diverse and multi-functional network of landscape, greenspace and waterscape through:

1. Identifying in supporting documents within or evidencing the Local Development Framework, a network of strategically and locally important landscape, greenspace and waterscape areas. Development on or adjacent to these areas will not be permitted where it would result in unacceptable conflict with the function(s) or characteristic of that area.
2. Requiring development proposals to improve the quality and quantity of accessible landscape, greenspace and waterscape, where appropriate.
3. Requiring development proposals to address local deficiencies in accessible landscape, waterscape and greenspace where appropriate.
4. Requiring the protection of trees, hedgerows and historic landscape to be specified where appropriate. The creation and maintenance of the network of landscape, green space and waterscapes will be secured by a range of measures, including protecting open space, creating new open spaces as part of new development, and by using developer contributions to create, improve and maintain green infrastructure assets where appropriate

29. CS17- Biodiversity

The council will promote effective stewardship of North Lincolnshire's wildlife through:

1. Safeguarding national and international protected sites for nature conservation from inappropriate development.
2. Appropriate consideration being given to European and nationally important habitats and species.
3. Maintaining and promoting a North Lincolnshire network of local wildlife sites and corridors, links and stepping stones between areas of natural green space.
4. Ensuring development retains, protects and enhances features of biological and geological interest and provides for the appropriate management of these features.
5. Ensuring development seeks to produce a net gain in biodiversity by designing in wildlife, and ensuring any unavoidable impacts are appropriately mitigated for.
6. Supporting wildlife enhancements that contribute to the habitat restoration targets set out in the North Lincolnshire's Nature Map and in national, regional and local biodiversity action plans.
7. Improving access to and education/interpretation of biodiversity sites for tourism and the local population, providing their ecological integrity is not harmed.

30. CS19: Flood Risk

The Council will support development proposals that avoid areas of current or future flood risk, and which do not increase the risk of flooding elsewhere. This will involve a risk based sequential approach to determine the suitability of land for development that uses the principle of locating development, where possible, on land that has a lower flood risk, and relates land use to its vulnerability to flood. Development in areas of high flood risk will only be permitted where it meets the following prerequisites:

- I. It can be demonstrated that the development provides wider sustainability benefits to the community and the area that outweigh flood risk.

2. The development should be on previously used land. If not, there must be no reasonable alternative developable sites on previously developed land.

3. A flood risk assessment has demonstrated that the development will be safe, without increasing flood risk elsewhere by integrating water management methods into development.

Development within the Lincolnshire Lakes area will comply with the flood management principals set out in the Western Scunthorpe Urban Extension Exception Test Strategy. Any further flood management proposals will have to be agreed by both the council and the Environment Agency during the process of the Lincolnshire Lakes Area Action Plan. Development proposals in flood risk areas which come forward in the remainder of North Lincolnshire shall be guided by the Strategic Flood Risk Assessment for North Lincolnshire and North East Lincolnshire. This will ensure that proposals include site specific flood risk assessments which take into account strategic flood management objectives and properly apply the Sequential and, where necessary, Exception Tests.

In addition, development will be required, wherever practicable, to incorporate Sustainable Urban Drainage Systems (SUDS) to manage surface water drainage. The Council will also seek to reduce the increase in flood risk due to climate change through measures to reduce carbon dioxide emissions.

D. SELF-BUILD AND CUSTOM SCHEME

31. The Development will include between 25% to 50% self-build and custom scheme residential units. Flexibility may be required however in the delivery of these units noting the infancy of this market to the UK and market demand conditions generally. Where the principle of self-build residential units is acceptable to the Council, then at reserved matters further details including siting, means of access and landscaping would be provided.
32. The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides a legal definition of self-build and custom housebuilding. The Act does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.
33. In considering whether a home is a self-build or custom build home, LPA must be satisfied that the initial owner of the home will have primary input into its final design and layout.
34. We define self-build as projects where someone directly organises the design and construction of their new home. This covers quite a wide range of projects. The most obvious example is a traditional 'DIY self build' home, where the self builder selects the design they want and then does much of the actual construction work themselves.
35. Self-build also includes projects where the self builder arranges for an architect/contractor to build their home for them; and those projects that are delivered by kit home companies (where the self builder still has to find the plot, arrange for the slab to be installed and then has to organise the kit home company to build the property for them). Many community-led projects are defined as self builds too – as the members of the community often do all the organising and often quite a bit of the construction work.
36. Custom build homes tend to be those where the initial owner works with a specialist developer to help deliver their new home. This is more of a 'hands off' approach. It also de-risks the process for the person who is seeking to get a home built. A good custom build developer will be able to tailor the final design to the initial owner's requirements.
37. Custom build developers may also provide a custom build options – for example, they may offer to just sell a serviced building plot; or they might offer to build the new home to a weather tight stage so that the initial owner can finish the fit it out.

38. In mid-2013, there were approx. a dozen specialist custom build developers active in the UK. They range from large nationwide companies that are planning to help hundreds of people to get the custom build homes they want every year, through to smaller local firms delivering just a handful of properties each year.

D.1 Government Policy on Self-Build

39. On 4th February 2016, Housing and Planning Minister Brandon Lewis announced self-builders will find it much easier to kick-start their dreams of building a home with the launch of new registers to support eager builders find plots,

40. As part of government plans to provide more homes, new measures and guidance have been put in place to clearly set out the procedure local authorities will have to take when people wish to register their interest for a plot of land.

41. The Housing and Planning Minister said that more and more people want to build their own home and today's move will help unlock the massive potential the custom build industry has to expand and help meet our future housing needs.

42. Housing and Planning Minister Brandon Lewis said:

- Many other countries have a track record of delivering large numbers of local homes through self-build and we're determined to ensure self and custom housebuilding grows significantly.
- The new registers are a fantastic example of our commitment to double the number of custom and self build homes by 2020 – so anyone who wishes to design their dream house can do so.
- This government is committed to increasing housing supply and helping more people achieve their aspiration of home ownership – whether that's buying on the open market through schemes like Help to Buy, or by building or commissioning their own home.

43. Furthermore, the Government White Paper published in February 2017, entitled "Fixing Our Broken Housing Market" provides that the Government is keen to support self-build housing proposals, stating that:

"We will also make it easier for people who want to build their own homes." as self builds "...enable people to choose the design and layout of their home, while a developer finds the site, secures planning permission and builds the property. Custom built homes are generally built more quickly and to a higher quality than other homes, and tend to use more productive, modern methods of construction"

D.2 Requirements On LPA

44. Self-build and custom housebuilding is a key element of the government's agenda to increase supply and tackle the housing crisis, as evident by the Conservative government's aspiration to at least double the number of custom and self-built homes by 2020.
45. Subsequently, new legislation has been introduced and guidance has been published to support an increase in self-build and custom housebuilding:
- The Self-build and Custom Housebuilding Act (March 2015)
<http://www.legislation.gov.uk/ukpga/2015/17/contents/enacted>
 - The Self-build and Custom Housebuilding (Register) Regulations 2016 (commenced 1st April 2016)
<http://www.legislation.gov.uk/uksi/2016/105/contents/made>
 - Self-build and Custom Housebuilding Planning Practice Guidance (April 2016)
<http://planningguidance.communities.gov.uk/blog/guidance/self-build-and-custom-housebuilding/>
 - Housing and Planning Act 2016
<http://www.legislation.gov.uk/ukpga/2016/22/contents/enacted/data.htm>
46. LPA's are under a duty to keep a register of individuals and associations who have expressed an interest in acquiring serviced plots for self and custom build. The register regulations set out the requirements that LPAs must follow in preparing and keeping their registers. The requirements placed upon LPA's regarding the form and content of registers are set out in the regulations and guidance.
47. LPA's must hold a webpage dedicated to self-build and custom housebuilding setting out what the authority is doing to promote opportunities in their area, the purpose of the register and how to apply for entry onto the register.
48. LPA's should feed the demand data from the registers into their HEDNA (Housing and Economic Development Need Assessments) and make reasonable assumptions to avoid double-counting households.

49. LPA's do not have to publish their register, but they must publicise it and are recommended to publish headline data in their Authority Monitoring Report including: the number of individuals and associations on the register; the number of plots sought; location preferences; plot size and type of housing intended to be built.
50. LPA's are under a duty to have regard to the register when carrying out their planning, housing, land disposal and regeneration functions (see Self-build and Custom Housebuilding Act 2015).
51. The guidance sets out that, in terms of plan-making, LPAs should use their registers as evidence of demand when developing their Local Plan and associated documents. The register may be a material consideration in decision-taking.
52. The Housing and Planning Act 2016 places a further duty upon LPAs to grant suitable development permission in respect of enough serviced plots of land to match demand on their self-build and custom build register. The Housing and Planning Act sets out:
 - That demand is evidenced by the number of entries added during the base period;
 - An authority gives permission if it is granted by the authority, the Secretary of State, the Mayor of London or (in the case of permission in principle) by a development order in relation to land allocated for development in a document made, maintained or adopted by the authority;
 - Permission is considered suitable if the development could include self-build and custom housebuilding.
53. Therefore, it is likely LPA's will have to review, and potentially revise, their planning policies to ensure they plan for sufficient self-build and custom housebuilding in their areas. They will also need to ensure they have appropriate development management policies and efficient practices to deal with planning applications:
 - For serviced plots of land suitable for self-build and custom housebuilding;
 - Permission for and reserved matters applications for houses on those sites; and
 - Applications for permission to build homes that include self-build and custom housebuilding.

D.3 Design Brief

54. To ensure that the design of the self/custom-build dwellings are all in keeping with the overall character and design of the rest of the Development the Applicant proposes a site wide design brief be approved and adopted by the Council at reserved matters stage.
55. This design brief shall be guided by Council design guidelines and standards and will aim to provide the self/custom builders with a design template for their home, consistent with the Development.
56. The implementation of a design brief will enable the self/custom builder to have a direct input into the final design and construction of their new home either directly or in a 'hands off' manner via a specialist developer.

Summaries of Accompanying Reports

D.4 Landscape and Visual Impact Assessment (LVIA)

57. A Landscape and Visual Impact Assessment (LVIA) of the proposed development has been undertaken and accompanies the Application.
58. The proposed development would be visible to transient visual receptors (road users) on the A1077 Top Road and a limited number of residents on Northlands Road and Marmion Drive.
59. However, it is considered that a well-designed residential scheme, which incorporates within the general layout and detailed design, valued characteristics of the area, together with appropriate green infrastructure proposals, would make a positive contribution to the objectives of sustainable development, as espoused by the National Planning Policy Framework.

D.4.ii Summary of Effects on Landscape

60. The proposed development seeks to replace an open arable field, located on the north-western side of Winterton village, with residential development, composed of two storey houses plus associated green infrastructure proposals. The proposed development would extend the north-western side of Winterton village northwards.
61. The westerly expansion of the village would be contained by Top Road (A1077), while the easterly expansion would be contained by paddocks and houses west of

Northlands Road. The Application Site's northern boundary would not exceed that set by existing houses on Northlands Road (which currently form the existing northern limit of the village). Existing fields north of the Application Site will remain as existing, thereby conserving the rural setting of the village.

62. Additional residential development of this scale may, per se, be seen as detrimental to the character of the village and surrounding rural environment as defined by the established Local Landscape Type *Elevated Open Farmland*. However, the LVIA concluded that if the development is carefully designed and complemented by extensive green infrastructure proposals (around and within the site), development of the site would greatly improve the prevailing -currently rather poor - interface between existing housing and adjacent fields.
63. The proposed development would represent an expansion of the village's housing stock, the proposals present an opportunity to improve the quality and character of housing on the northern side of the village. The proposals would be located within an existing 'gap' and would enhance the relationship and connections between the village and the wider rural landscape.

D.4.iii Summary of Visual Effects & Mitigation

64. The greatest number of visual receptors experiencing the north-western expansion of Winterton would be those travelling - in either direction - along the A1077 Top Road. On approaching Winterton from the north, the village would appear significantly larger than is currently the case, though the proposals would effectively round-off the existing, slightly incongruous edge of Winterton while also creating a more sensitive interface between residential areas and the rural landscape to the north. From the south, including the junction with Thealby Lane, the proposals would form a new, relatively tall element abutting Top Road. For the most part, proposed built-form would not compromise the depth of existing easterly views (which are already shortened by the existing roadside hedgerow), though long-distance easterly views from an isolated detached house on Top Road will be shortened.
65. Though limited to only a small number of visual receptors, the visual effects of the development would be observed from existing houses on the western side of Northlands Road, which currently enjoy open views across the site's arable field, towards a hedgerow-and-tree-lined horizon.

66. Though future houses will be offset some distance from existing by virtue of existing paddocks between the two - the open, rural character and visual amenity of the existing field will be lost. Proposed built-form, together with foreground and background trees and hedgerows, would shorten the depth of the existing view and form a new horizon with a corresponding residential character.
67. The visual effects of the development would also be observed from the play area and existing residences at Marmion Drive. From these locations, which sit in close proximity to the site boundary, direct westerly views of the existing site are experienced. Despite the loss of the arable field, the addition of houses and extensive green infrastructure proposals in this location would serve to positively fill an existing 'gap' in development between houses at Marmion Drive and Top Road, and create public open greenspace with visual amenity value. Further activation of this space - via proposals that consider the orientation of future houses and their relationship with future public open space - would improve the current situation whereby most existing houses do not relate positively to the surrounding fields or contribute to forming a village edge that has a strong, positive character.

D.4.iv Conclusions

68. The LVIA concludes that the proposed residential development would increase the size of Winterton village in a north-westerly direction. Carefully designed, with complementary green infrastructure proposals located within and around the site, the scheme as a whole could greatly improve the character of the northern, residential edge of Winterton village, while improving the provision of public open space and routes. The resulting changes would have a relatively minor effect on the established Local Landscape Type.
69. Furthermore it is provided that although the proposed development would be visible to transient visual receptors (road users) on the A1077 Top Road and a limited number of residents on Northlands Road and Marmion Drive, it is considered that a well-designed residential scheme, which incorporates within the general layout and detailed design, valued characteristics of the area, together with appropriate green infrastructure proposals, would make a positive contribution.

D.5 **Ecological Appraisal**

70. An Ecological Appraisal has been undertaken and accompanies this Application.

71. In overview, no identified ecological receptors are likely to be significantly impacted upon, however mitigation measures are proposed for planning condition to minimise effects as a result the Applicant contends that the Proposal accords with Core Strategy Policies CS16 and CS17.

D.5.ii Designated Sites

72. No statutorily designated nature conservation sites lie within the Application Site and none are present within 2km of the site boundary, however, the Application Site lies within an outer Impact Risk Zone (IRZ) of the Humber Estuary, a designated Site of Special Scientific Interest (SSSI), Special Protected Area (SPA), Special Area of Conservation (SAC) and Ramsar Site located approximately 3.7km north-west of the site at its closest point.

73. The relevant Natural England (NE) Geographic Information System (GIS) dataset indicates that the nature and scale of the proposed development (exceeding ten residential units) may have the potential to impact upon this statutorily protected site. As this site is a Natura 2000 site, a Habitat Regulations Assessment scoping report has been undertaken and accompanies the Application (see Section F below) to allow early consideration of potential impacts of the proposed development on this statutorily protected site.

74. Due to the distance, lack of complimentary habitats and intervening land uses, it is anticipated that there will be no significant adverse effects on non-statutory sites as a result of the proposed development.

D.5.iii Habitats

75. The majority of the habitat within the Application Site is generally considered to be of limited conservation value, predominantly comprising intensively managed arable cropland. Field margins of rough grassland, hedgerows, trees and scrub to the boundaries are considered to be of some conservation value as these provide suitable habitat for breeding and roosting bird species, amphibians and small mammals such as hedgehogs.

76. In order to protect habitats of ecological value present and ensure that the proposed development provides enhancement to wildlife, the following is considered appropriate for regulation by planning condition:

- The retention of the trees and boundary hedgerows, where feasible, with

replacement planting using native species;

- Additional appropriate native planting, where feasible;
- Use of temporary protective demarcation fencing to protect retained areas/features;
- Use of directional lighting during construction;
- Implementation of a sympathetic lighting scheme;
- Consideration of seeding of areas associated with hedgerows/tree planting with a suitable wildflower mix to boost species diversity and to mitigate for any loss of field marginal vegetation.

D.5.iv Protected Species

77. **Great crested newt** – No adverse impact upon this species is anticipated;
78. **Bats** – Suitable bat commuting/foraging habitat present on site. A mature ash tree (T1) has features which have the potential to support roosting bats. Prior to removal, this tree will require further survey to establish the lack of roost sites. A climb and inspect survey can be undertaken any time of year, or if this is not possible, an activity survey visit will be required, to be undertaken May-August inclusive.
79. Two non-statutorily designated sites are located within 2km of the proposals site; Thealby Gullet (LWS) located approximately 1km to the west and Roxby Gullet (notified SNCI), 1.1km to the south-west.
80. The retention and strengthening of boundary vegetation and a sympathetic lighting scheme will avoid impacts on foraging and commuting bats.
81. **Breeding birds** – Any vegetation removal will take place outwith the breeding bird period (March – August inclusive) unless checks by an appropriately qualified ecologist find active nests to be absent immediately prior to clearance works commencing. Consideration should be given to the installation of nest boxes within hedgerows and on new buildings within the site; suitable hedgerow management and planting of berry- bearing shrub/tree species would also enhance the site for birds.

82. **Reptiles** – Negligible to low risk of impact upon reptile species is anticipated, directional clearance during works is recommended.

D.5.v Notable Species

83. **UKBAP bird species** – Consideration given to inclusion of species-specific nest boxes, inclusion of native berry-bearing species within new planting and wild bird seed mixtures to be sown under cover of existing hedgerows, where feasible and sympathetic hedgerow management.

84. **Hedgehog** – Precautionary working methods are recommended in terms of hedgehogs to avoid potential harm/killing of such species. Small gaps are recommended (0.15m) are left under sections of new fencing/walls within the development to allow passage of hedgehog and maintain connectivity across the site.

85. **Brown Hare and Harvest Mouse** – Retention of field margins, where feasible and/or replacement planting of areas of wildflower grassland.

D.6 Habitats Regulations Assessment

86. Due to the Application Site being located within an impact risk zone of the Humber Estuary statutorily protected site (SSSI, SPA, SAC and Ramsar), the proximity of the proposal may pose a risk to the Humber Estuary with proposals exceeding 10 residential units. Under the Habitats Directive, local authorities are required to assess potential impacts on Nature 2000 (N2K) sites such as the Humber Estuary.

87. A Habitat Regulations Assessment (HRA) has been undertaken by Smeeden Foreman Limited to address these concerns and concluded that:

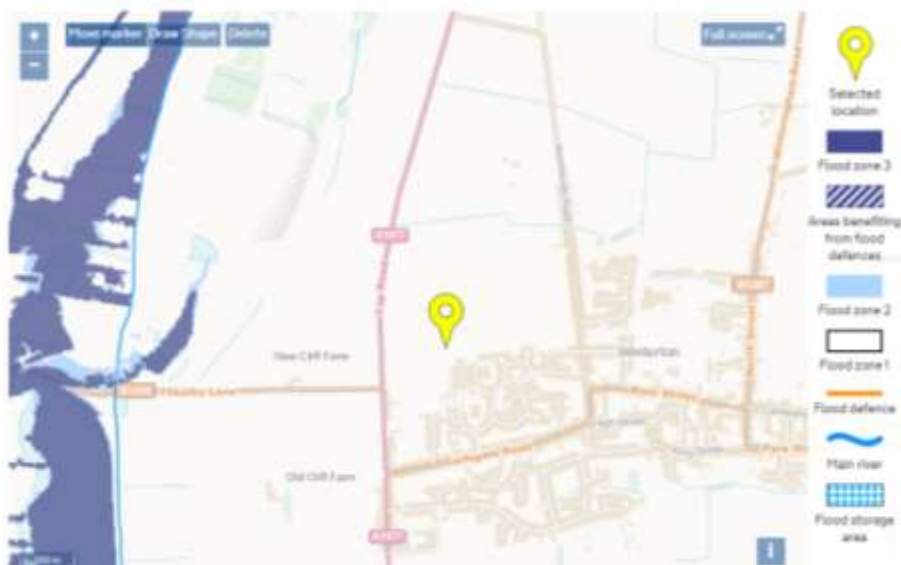
88. The Humber Estuary is designated as a Special Protection Area for several bird species. It is considered that the land on site offers limited potential for supporting these species such that it is unlikely a significant adverse effect would occur as a result of development.

89. The risk of impacts to the SPA/SAC collectives are anticipated to be none or unlikely, such that it is considered that the proposed development will give rise to no significant effects which would harm the integrity of the protected areas, habitats or species for which they are designated.

90. Furthermore, the HRA concluded that the potential effects on the Natura 2000 sites posed by the proposed development have been assessed as negligible with all potential impacts anticipated to be unlikely to have a significant effect.

D.7 Flood Risk And Draining Assessment

91. The Application Site lies within Flood Zone 1 and therefore has been assessed by the Environment Agency as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). The Environment Agency Flood Map, below, shows the location of the Application Site.



92. NPPF paragraph 163 (footnote 50) mandates that “*an assessment should accompany all proposals involving: sites of 1 hectare or more*”. In accordance with the NPPF a flood risk and draining assessment (‘FRA’) for the proposed development has been undertaken and accompanies this Application.

93. The FRA reviews and assess the sources of potential flooding to the Application Site, the potential impact of the proposed development on the flood mechanisms of the site and the impact on the surrounding area in accordance with NPPF.

94. The Sequential and Exception Tests provided for within Paragraphs 158 and 160 NPPF have been assessed and it is concluded that the development is suitable for this location.

95. The flood risk to the site from a number of sources of flooding is not considered to be significant, suitable mitigation measures have been recommended in response to the assessed risk and to manage surface water from the site.
96. The FRA concludes that the site can be developed without increasing flood risk to the site itself and other sites in the vicinity with the implementation of suitable mitigation measures.
97. Therefore, the development accords with Policy CS19 of the North Lincolnshire Core Strategy and the FRA which accompanies this application adequately demonstrates that *“the development will be safe, without increasing flood risk elsewhere by integrating water management methods into development.”* as required by Policy CS19

D.7.ii Mitigation Measures

98. It is important that any proposed development that has the potential to change the flood mechanisms on a site is designed such that there is no increased flood risk to the site itself, or sites upstream and downstream of the development.
99. Possible mitigation measures for control by way of condition may include:
 - a. Footways will be constructed to naturally fall towards and into garden/green areas to encourage the informal percolation of surface water runoff from these areas.
 - b. External surfaces will fall away from properties and properties should have a finished floor level higher than development carriageway levels to prevent potential surface water flooding of the dwellings.

D.8 Transport Assessment

100. A Transport Assessment has been undertaken and accompanies the Application.

D.8.ii Accessibility

101. A detailed assessment of accessibility has been undertaken for the proposed development which relates to the following categories:

a) Walking

102. Primary healthcare and primary & secondary education is available within reasonable walking distance of the site, as are facilities providing daily essentials such as the convenience stores and local post office.

b) Cycling

103. Planning Practice Guidance 13 states that; “*Cycling also has the potential to substitute for short car trips, particularly those under 5km*”

104. The centre of Scunthorpe is located approximately 8.1km (5.1mi) to the south, which represents an approximate 22-minute cycle journey based on an average cycling speed of 22kph (14mph). It is considered that whilst the centre of Scunthorpe is situated in excess of 5km from the site it still presents a feasible cycle destination for commuters.

c) Public Passenger Transport

i) Bus

105. The nearest bus stops are located on Earlsgate, located approximately 640m from the centre of the site which are both served by Bus routes 55, 55S, 350 (Humber Fastcat) and 360

ii) Train

106. The nearest rail station to the site is Scunthorpe station which is located approximately 8.5km to the south of the site. This station provides services to Cleethorpes, Manchester (including Manchester Airport), Lincoln, Sheffield (including Meadowhall Shopping Centre), Doncaster, also calling at local stations en route.

107. The Transport Assessment also provides details as to how the site will be served by accessible public transport and the connections to existing pedestrian and cycle routes.

108. Furthermore within the Transport Assessment, an assessment has been made of amenities and facilities within sustainable travel distance of the site which concludes that whilst “*access public transport services are limited it is considered that this is a regional issue*” and also that, despite the foregoing “*accessibility by active modes of transport is satisfactory as there are a range of facilities including retail, education and healthcare all within walking and cycling distance of the site*”

D.8.iii Travel Plan

109. The application will be accompanied by a Travel Plan, which will be prepared in line with best practice and Local & National Policy. The Travel Plan will require the appointment of a Travel Plan Co-ordinator.
110. The Travel Plan will include measures designed to reduce single occupancy car trips by 10% over a 5-year period from first occupation of the development.
111. The Travel Plan will set out proposals to monitor the impact of the development in terms of modal split in line with agreed targets for modal shift.

D.9 Heritage Impact Assessment

112. Following the response of the Council to the request for pre-application advice, a Heritage Impact Assessment (HIA) has been commissioned in order to demonstrate the proposed developments compliance with Core Strategy Policy CS6 which provides that "*Development proposals should provide archaeological assessments where appropriate*".
113. This Assessment was undertaken by Archaeological Project Services and aimed to obtain information about the known and potential archaeological resource of the assessment area and identifies statutory and advisory heritage constraints.
114. The HIA concludes that past impacts are largely restricted to agriculture. Maps indicate that the Site has been used for agriculture continuously for at least 200 years. Where the Site's access road joins the A1077, any potential archaeology along the Jurassic Way is likely to have been compromised by the construction of the modern road in the 1960s.
115. The proposed residential development is not considered to have an adverse impact on the historical integrity of nearby listed buildings as there is no indivisibility.
116. Groundworks, including excavations for foundations and services, may compromise any subsurface archaeology present on the Site.
117. The Applicant submits that should any subsurface archaeology be found at the site all works would stop to allow a full archaeological excavation. This is capable of control by way of condition.

Assessment of Potential and Significance

118. Mesolithic, Neolithic and Bronze Age remains within the Assessment Area are limited to surface finds and residual flints in features from later periods. Field walking has indicated the presence of worked flints at the Site. However, this probably represents casual loss and, as with elsewhere in the Assessment Area, this is unlikely to translate into the discovery of prehistoric features. The Site's access road potentially intersects with the prehistoric route of the Jurassic Way, but archaeological remains here are likely to have already been erased by the construction of the modern road. Therefore potential for remains from these periods is considered low.
119. There are a handful of cropmarks and ditches dated to the Iron Age within the Assessment Area, the closest of which is 180m from the Site. Therefore there is a moderate possibility of encountering Iron Age remains on the site.
120. Roman period remains are abundant within the Assessment Area, with small settlements roughly 500m to the north, south and west, and potentially Roman cropmarks recorded on the Site itself. However, a lack of Roman pottery recovered during field walking at the Site suggests that it was not host to a settlement and probably sat in the agricultural land between the population centres. Therefore the potential to encounter indications of Roman agriculture is considered high, but this is unlikely to include associated settlement.
121. Where the Site's access road joins Top Road there is an outside chance of encountering Roman burials which are typically sited adjacent to roadways.
122. Saxon sites are absent from the Assessment Area and the potential for remains of this period to be present at the Site is considered to be low.
123. Medieval and post-medieval sites within the assessment area are confined to the historic core of Winterton, with the exception of several windmills positioned around its periphery. The Site is likely to have been within the open field system of Winterton and field walking finds of medieval and post-medieval pot on the site probably indicate manuring practices of the time rather than settlement. Therefore the potential for medieval and post-medieval remains at the Site is considered moderate, with those encountered likely to be of an agricultural nature.
124. Cartographic evidence suggests that the Site had been agricultural land since the late 1700s. Land boundaries have occasionally been altered over 200 years and modern boundary ditches are very likely to be encountered during any groundworks.
125. The walkover survey did not identify earthworks or any surface artefacts.

E. POLICY ANALYSIS

E.1 SUSTAINABILITY

126. Paragraph 11 of the NPPF establishes the presumption in favour of sustainable development.
127. Paragraph 8 NPPF affirms that there are three dimensions to sustainable development: economic, social and environmental. In view of the Application Site location and the detail of the proposed development, the Applicant contends that the proposal represents sustainable development in line with Paragraphs 7 and 8 NPPF.
128. The NPPF stipulates that authorities should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area and that there is a presumption in favour of sustainable development. Sustainability is pertinent to establishing the principle of development. This is echoed in Policy CS2 of the Core Strategy.

E.1.ii Economic Sustainability

129. Creation of a new community of 140 dwellings will provide a significant injection into the local economy through the use of local building material suppliers, constructors and tradesmen.
130. In the long term the proposal will lead to the custom of an additional 140 households in the shops and facilities that are available within the locality of the Application Site. This will represent a significant boost to the local economy in terms of increased custom and expenditure at these outlets.

E.1.iii Social Sustainability

131. The construction of 140 houses at the Application Site will accord with paragraph 8 NPPF and will actively contribute to supporting a strong, vibrant and healthy local community in the nearby village of Winterton and also the wider North Lincolnshire area. Nearby services and amenities are comfortably accessible, and the Application Site is close to expansive open spaces.
132. In line with Paragraph 8 NPPF, the construction of 140 houses will significantly support the local community's health, social and cultural well-being, whilst also crating a separate smaller local community as a direct result of the development.
133. Indeed, greater use will enhance the social vitality of Winterton and the wider North Lincolnshire Area and, as such, shall help to facilitate the delivery of a

sustainable community, as per the Council's overarching & cross-cutting strategic objective, outlined in the Core Strategy.

134. In addition to this the proposed development will also contribute towards North Lincolnshire's housing requirement is for 12,063 new dwellings between 2010 and 2026 as a result the Proposed development accords with Core Strategy Policies CS7 and CS8
135. By demonstrably promoting a sustainable community, the Applicants assert that the proposed development accords with Chapter 11 of the Core Strategy Aswell as Paragraph 38 NPPF.
136. Furthermore the Transport Assessment demonstrates that key services are accessible from the Application Site by walking, Cycling and public transport, as such the Applicant submits the proposal is in line with Core Strategy Policy CS2 as the Site is *"located to minimise the need to travel and to encourage any journeys that remain necessary to be possible by walking, cycling and public transport"*

E.I.iv Environmental Sustainability

137. The proposed development and associated works will not be disproportionately harmful in environmental or conservation terms. The reports of consultants, which are discussed in more detail in Sections D, E and F of this planning statement can be collectively summarised to conclude that the proposed development will not be harmful to the Ecology, Landscape, Biodiversity of the Application Site and also is not at risk of Flooding nor will it increase the Flood Risk elsewhere.
138. Whilst it is accepted the Application Site is located within the open Countryside it is not accepted that the proposed development amounts to inappropriate development.
139. In accordance with the Council's Core Strategy objective, the proposed development will conserve the areas landscapes, natural environmental resources and biodiversity.
140. The proportionate and sensitive approach respects the built and natural environment and has aimed to minimise detrimental environmental impacts, in compliance with Policies CS16 and CS17 of the Core Strategy, as well as Spatial Objective 6 of the Core Strategy: Protecting and Enhancing the World Class Environment and also Paragraphs 170, 171, 172 and 174 NPPF.
141. Furthermore the Heritage Assessment submitted with this Application affirms that there is a:

- Low Probability of locating any Mesolithic, Neolithic, Bronze Age and Saxon Artefacts at the Application Site
- A Moderate probability of encountering Iron Age, Medieval and Post Medieval remains
- A High Probability of encountering indications of Roman agriculture is considered high, but this is unlikely to include associated settlement. The HIA also affirms that there is an outside chance of encountering Roman burials which are typically sited adjacent to roadways.

142. The Applicant submits that the discovery of any subsurface archaeology, Roman or otherwise, during construction would result in all works being ceased to allow for a full archaeological investigation at the site. This is capable of control by way of condition. As such the Proposal would therefore be in line with Policy CS6 of the North Lincolnshire Core Strategy.

E.2 SPATIAL DISTRIBUTION OF HOUSING

143. To ensure that housing development takes place in the most sustainable locations, North Lincolnshire's additional housing requirement will be mainly allocated within Scunthorpe Urban Area. 82% of the net requirement will be allocated within Scunthorpe whilst a further 18% will be divided between five of the six Market Towns (Barton upon Humber, Brigg, Crowle, Kirton in Lindsey and Winterton)
144. The Strategic Housing Land Availability Assessment (SHLAA) (April 2014) identified that previously developed land within Scunthorpe is extremely limited. Therefore, a significant amount of greenfield development on will be required to accommodate the housing requirement identified in Core Strategy Policies CS7 and CS8.
145. The town of Winterton provides good local services such as schools and shops and act as service centres for the neighbouring settlements. In keeping with the existing character, the housing requirement will be allocated in Kirton in Lindsey with 2.3% being allocated in Winterton.

E.3 PRINCIPLE OF DEVELOPMENT AT THE APPLICATION SITE

146. In terms of the principle of development the site is located outside the defined settlement for Winterton, on land classed as open countryside. It is recognised therefore that there is a presumption against residential development in this location contrary to policies CS2, CS3 and CS8 of the adopted Core Strategy and RD2 of the North Lincolnshire Local Plan.
147. However, the proposed Application Site is located close to sites WINH-3- Land at Top Road and WINH-4- Land off Northlands Road; which were identified and adopted as land for development in the Housing and Employment Land Allocations Development Plan Document (March 2016) and as such the location of the development should be considered to be in a sustainable location, in accordance with Policies CS2 and CS3 of the Core Strategy.
148. It is also understood that the Application Site was considered as a site for Development by the Council but has not been adopted by the Council for residential use due to perceived difficulties in dealing with multiple land owners. Land owners have entered into a Collaboration Agreement to resolve this issue.
149. North Lincolnshire Council is currently unable to demonstrate a five-year supply of deliverable housing sites. North Lincolnshire Councils “Assessment of Five-Year Housing Land Supply - 1 April 2016 to 31 March 2021” provides that the Council are able to demonstrate a 3.9-year housing land supply of deliverable sites during the plan period from April 2016 to March 2021.
150. This shortfall demonstrates that current planning policies are failing to deliver a five-year supply of housing in accordance with policy 74 of the NPPF and they are, therefore, failing to meet short-term housing needs. As such it is considered that the impetus is therefore on the Applicant to set out a clear and demonstrable need for housing development in the area.
151. The proposal has all the credentials to be considered as sustainable development and due regard has been had to the three dimensions of sustainable development as set out in paragraph 11 of the NPPF. This also accounts for the reasons why the existing allocated sites have not been discounted in favour of this site to deliver 140 houses and therefore should be considered in the overall context of future housing delivery in Winterton.

152. It has been accepted within the pre-application advice that although the density of the development may fall below the threshold of 40-45 dwellings per hectare set out in planning policy CS7, the proposed layout of the site as shown on the indicative masterplan submitted with this Application, does reflect the pattern and character of existing development in Winterton and the plot sizes are appropriate to the size of the site.
153. Due consideration and regard has been given to the pedestrian connectivity of the proposed development within the existing built framework within Winterton and it is deemed that opportunities arise along the southern boundary of the site to achieve this. The hedge along the southern boundary is identified for landscape enhancement under policy LC15-13 of the North Lincolnshire Local Plan.
154. In terms of the individual plots each dwelling will be served by a minimum of two off-street parking spaces in order to reduce on-street parking and maximise pedestrianisation as per Policy T2 of The Yorkshire and Humber Plan – May 2008.

E.4 EFFECTIVE USE OF LAND

155. Paragraph 117 NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Further, Paragraph 118 NPPF provides that planning policies and decisions should:

“a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains... give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs...”

156. The proposed development represents development of an existing brownfield residential site. The ‘need’ for and benefits of the proposed development in light of the Council not being able to demonstrate a 5-year Housing Land Supply, the Applicant submits that the use of the Application Site constitutes an effective use of Land which will contribute towards the Councils Housing Land Supply and the local housing stock. As a result of the foregoing the Applicant asserts that the proposed development accords with Paragraph 117 and 118 NPPF.

E.5 AFFORDABLE HOUSING

157. The definition of affordable housing provided by the NPPF is “housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions:

(a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);

(b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and

(c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at

a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.”

158. Paragraph 62 NPPF provides:

“Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:

- a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and
- b) the agreed approach contributes to the objective of creating mixed and balanced communities”

159. Paragraph 77 of the NPPF states:

“In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this”

160. Spatial Objective 3: Delivering Better Homes of the Core Strategy provides that the Council aim; *“To provide a sufficient quantity and range of good quality homes that are well designed, affordable, sustainable, located close to everyday services and meet the needs of North Lincolnshire’s people.”*

161. This development proposes the construction of 24, 2 bed 4-person homes, 56, 3 bed 5-person homes, 34, 3 bed 6-person homes and 26, 4 bed 6-person homes, this providing a range of homes for the people of North Lincolnshire as required by Spatial Objective 3.

162. The Core Strategy Policy CS9 provides that developments of: *“3 or more dwellings in rural settlements must make provision for an element of affordable housing which is accessible to those unable to compete in the general housing market. This policy seeks to achieve the following proportion of affordable housing:*

- *Scunthorpe urban area and Market Towns 20%*

- *Rural settlements 10%.”*

163. The Applicant has treated the Site as falling into a Rural settlement and as such Policy CS9 provides that the site should offer 10% of the dwellings as affordable housing.
164. The Applicant, however, intends to allocate 25% of the Proposed Development for affordable housing.
165. The Applicant intends to secure this affordable housing contribution through a s.106 agreement at reserved matters stage. This Affordable housing contribution represents over an additional 100% affordable housing contribution to the contribution required by Policy CS9.

F. PLANNING BALANCE

166. It has been clearly demonstrated within this planning statement, and the reports submitted in support of the application that that the proposal represents economically, socially and environmentally sustainable development, that is in line with paragraph 11 of the NPPF and the Policies of the North Lincolnshire Core Strategy.
167. North Lincolnshire Council does not currently have a five-year supply of deliverable housing sites as required by NPPF, indeed the Council's Assessment of Five-Year Housing Land Supply - 1 April 2016 to 31 March 2021" provides that the Council are only able to demonstrate a 3.9-year housing land supply of deliverable sites during the plan period from April 2016 to March 2021.
168. The Council's inability to demonstrate a 5-year Housing Land Supply, the sites proximity to the development limits of Winterton and the fact that the site has in the past been considered for designation as a leading candidate site for future residential development renders the Site to be a prime candidate for the location for residential development.
169. The scheme proposes the construction of 140 residential units on the site and proposes the provision of an affordable housing contribution in excess of that required by Policy CS7.
170. The proposal development represents a much-needed residential scheme, in a socially, economically and environmentally sustainable location, as evidenced by the various consultant reports, which provide mitigation measures to remedy any adverse effects the development may result in.

G. CONCLUSIONS

171. This Planning Statement Accompanies an Outline Planning Application made to North Lincolnshire Council for the provision of 140 residential units with on-site delivery of market and affordable units.
172. The proposed development represents Economic, Social and Environmentally sustainable development on a site which is located in a sustainable location on the northern, residential edge of Winterton village. As such Policy CS2 of the Core Strategy and paragraph 11 of the NPPF are satisfied.
173. The proposal represents a residential scheme, in a sustainable location which statements by government ministers and publications show the government are keen to support.
174. Professional Consultants have been appointed to provide reports and assessment of the proposed Development on the surrounding environment, both natural and built. All reports conclude that the proposed Development is suitable for the location and propose mitigation measures to reduce any short lived and temporary adverse effects.
175. It has been suggested within the LVIA that the scheme as a whole could greatly improve the character of the northern, residential edge of Winterton village, while improving the provision of public open space and routes. The resulting changes would have a relatively minor effect on the established Local Landscape Type. This therefore demonstrated that that proposed development shall not have an adverse impact on the environment or landscape and therefore accords with Policy CS8.
176. In terms of the ecological impact of the Development it has been determined that no identified ecological receptors are likely to be significantly impacted upon, however, in order to minimise any effects mitigation measures are proposed for inclusion within any planning conditions the council may wish to impose.
177. Furthermore, it is provided that it is unlikely that any significant adverse effects would occur as a result of development on the designated, protected Humber Estuary and Natura 2000 sites.
178. The Application Site is located with a Flood Zone 1 area and as a result the flood risk to the site from a number of sources of flooding is not considered to be significant, suitable mitigation measures have been recommended in response to the assessed risk and to manage surface water from the site.

179. The HIA provides that there is a high probability of encountering indications of Roman agriculture, but this is unlikely to include an associated settlement and an outside chance of encountering roman burials. Furthermore, it is provided that there is a low or moderate chance of encountering remains from all of the other periods assessed in the HIA. The Applicant has provided that should any subsurface archaeology be uncovered at the Application Site all works would cease to allow an archaeological investigation to be carried out, this is capable of control by way of condition as a result the proposal would accord with Policy CS6.
180. The social sustainability of the site is demonstrated within the Transport assessment, which provides that *“accessibility by active modes of transport is satisfactory as there are a range of facilities including retail, education and healthcare all within walking and cycling distance of the site”*, rendering the proposal compliant with policy CS2.
181. Furthermore, the development accords with Policy CS8 as it has been demonstrated that the proposal will bring additional community benefits including approximately 4km² of Public Open Space which will help to contribute to building Winterton to be a sustainable community whilst it will also be acceptable in terms of its impact on the high-quality environment of the urban space and adjoining countryside.
182. The Development proposes on site delivery of 25% affordable residential units of mixes and sizes necessary to support the provision of a sustainable, mixed community in accordance national and local planning policy and government housing policies.
183. The Development proposes further the delivery of between 25% - 50% self-build and custom scheme residential units
184. In light of the foregoing the Council are respectfully requested to grant outline planning permission.

Zyda Law
March 2019
(Our ref: PZ/GC)

Zyda Law is authorised and regulated by the Solicitors Regulation Authority
(Registration Number: 557390)