

CS3 development limits are clear that gardens and paddocks should be excluded and this is reflected in the current building envelope for this site. We must point out that NPPF 70 is clear gardens should not be regarded as windfall site's, we feel it equally applies to paddocks and should have the status as recognised in CS3. It remains agricultural and not previously developed and therefore cannot be regarded as best use of land or a windfall site. CS3 • 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. The extent of the development limits will be defined in the Housing & Employment Land Allocations Development Plan Documents and shown on the accompanying Proposals Map and settlement insets. Not a windfall site for the purposes of policy this outside the development limits and is subject RD1 of the local plan. Was it within the defined development limit it would not qualify as it would be subject to planning policy CS3 as it is currently a large paddock? This council in its decision making is mindful of aiming to protect and enhance the character of the area and we feel this development fails to meet the NLC policies in this respect and Haxey parish plan. No evidence is provided to show the need for this development and it does not fulfil any identified housing need within the parish of Haxey or any other identified need. It is not affordable or social housing and we believe fails the test of CS2. '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.

Kind Regards

Deb Hotson

Clerk to Haxey Parish Council

Office Hours – 10am – 2pm weekdays

Address: The Foreman Carter Centre, Westwoodside Playing Field, Westwoodside, North Lincolnshire, DN9 2DX

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From: Sarah-Lee Bootland <planningapplications@northlincs.gov.uk>

Sent: 09 August 2021 14:17

Subject: PA/2021/1336 Planning Application at land adjacent 51 The Nooking, Haxey

Dear Sir/Madam,

Application No: PA/2021/1336

Proposal: Application for permission in principle to erect up to three dwellings

Site Location: land adjacent 51 The Nooking, Haxey

Applicant: N Brown & C Osborne

Case Officer: Kevin Robinson

Your views are requested on the above application. You can now view the application and associated documents directly on the web site by selecting the following link:

<http://www.planning.northlincs.gov.uk/plan?ref=PA/2021/1336>

You can if you wish also send your comments to us using this service by clicking on the "submit comment" button at the bottom of the application screen (this facility will only be available to use until the consultation period expires) or alternatively email us at planning@northlincs.gov.uk. **Whilst we will endeavor to ensure that all the documents are available to view as soon as you receive this email, this may not always be possible. They will usually be available by the following day.**

Any comments should reach me (paper or electronic) no later than **14 days** from the date of this email, following which time the council may proceed to determine the application. In the meantime if you have any queries about the proposal these should be directed to the case officer named above.

If you have no objections or comments to make then early notification of this will assist me to deal with the application promptly. Any comments you do make will appear on the council's web site.

Development Management

North Lincolnshire Council
Business Development
Church Square House
30-40 High Street
Scunthorpe
DN15 6NL

Tel: 01724 297000

Email: planning@northlincs.gov.uk

Web: www.northlincs.gov.uk

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