

PA/2021/1755 – Housing Development, Main Street, Sturton

As a resident of Sturton for almost 40 years I feel that I must write to express my concern about the plans for this development that will ruin forever the character of this small hamlet.

The Design and Access Statement sets out a detailed and accurate description of Sturton apart from mentioning that there are only 13 existing dwellings on Main Street.

It then goes on to describe how, using National and Local guidelines it intends to destroy what it has just described, basically in order to improve the sustainability of Scawby and to enable North Lincolnshire Council to hit its target for housebuilding.

The Supporting Planning Statement states in 6.2 that North Lincolnshire Council delivered 94% of its 2017-2020 target for housing, and basically uses this fact as a good reason for this development.

It is more than likely that the larger areas identified in The North Lincolnshire Plan of February 2020, Scunthorpe & Bottesford Urban Area, Barton upon Humber & Brigg, Barnetby-le-Wold; Barrow upon Humber; Belton (including Westgate & Woodhouse); Broughton; Crowle; Epworth; Goxhill; Haxey; Kirton in Lindsey; Messingham & Winterton are where these shortfalls have occurred rather than smaller villages like Sturton, and it doesn't seem reasonable to destroy a small hamlet like Sturton in an attempt to rectify this situation.

It also states in 6.16 that the site is outside the settlement boundary of Scawby and is therefore treated as countryside for planning purposes.

In 6.18 it states that part of the site is proposed for housing development by Policy H1P-31P of Regulation 18 but then states that the regulation should be changed to suit the Planning application in order to make it more attractive, rather than the Planning Application complying with Regulation 18.

The Design and Access Statement even quotes the following:

SPG7 Scawby Village Design Statement provides guidance on how to take account of the special character of Scawby, including Sturton as follows:

“New developments which adversely affect the present layout or general character of the surrounding area should not be allowed, and developments should ensure that the village retains its rural character and should respect the inherent scale, style and setting of the village and its surroundings”

I have to ask how a development of this scale that will more than double the existing number of dwellings, in addition to those existing developments at Home Farm and Smalleys is going to abide by this Design Statement.

I would therefore urge that this application be denied.

The use of the phrase infill development is used quite frequently, but this will not really be accurate as a site visit by anyone involved in the decision making process will immediately realise.

Despite the Planning Application under 22. Site Visit declaring that the site cannot be seen from a Public Road it is quite plainly visible from Main Street.