

14th December 2021

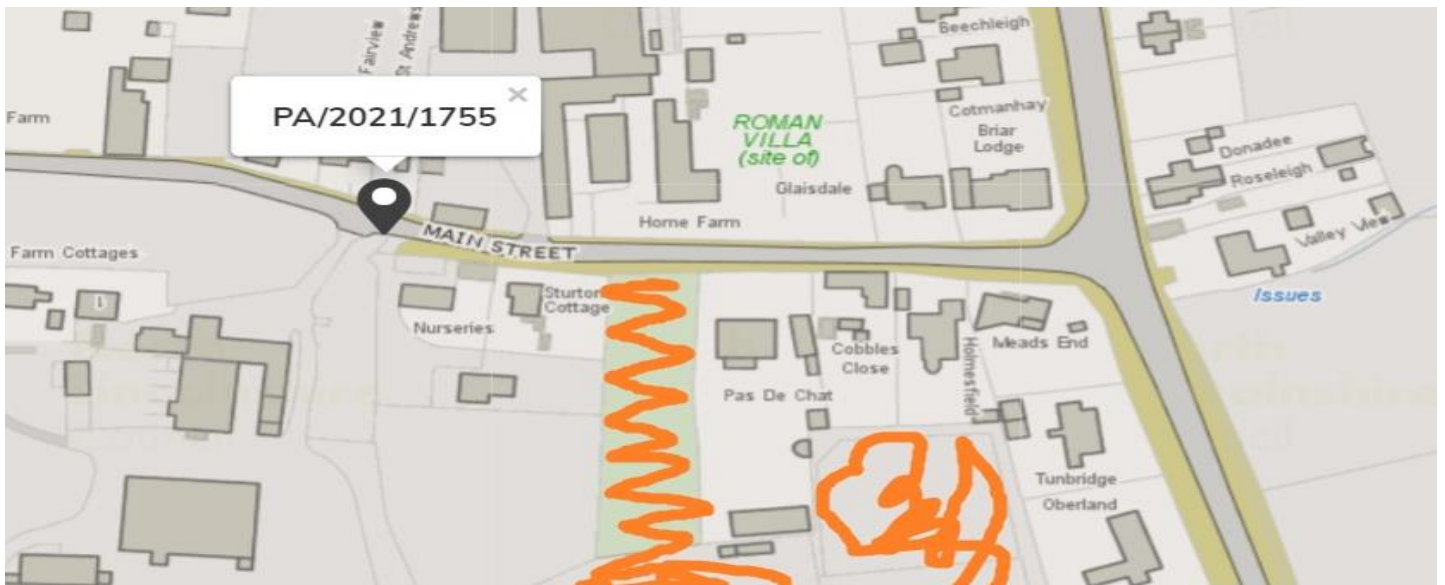
planning@northlincs.gov.uk

Dear Ms Coggon

Objections to and observations on PA/2021/1755 Land off Main Street, Sturton, DN20 9DL

1. Incorrect Location Shown (observation only)

The map showing the location of this application is still WRONG on the planning website. It shows it much further down the street than it actually is. See below...the correct location is shown in orange which is directly opposite the Listed Building of Home Farm Cottage.



2. The Land area is outside the Legal Building line

Scawby Parish Council unanimously voted to reject the inclusion of "H1P-30: LAND SOUTH OF MAIN STREET" into the Regulation 19 of North Lincs Local Plan at their meeting on 17th November 2021. Unless this has changed by the approval of Regulation 19, then the area is outside the building line and thus any building illegal. By definition therefore the application cannot be considered for planning. Any plans for this land are null and void.

3. Scawby Parish Council Unanimously rejected the plans

At its meeting of 9th December 2021 the Scawby Parish Council unanimously voted to reject the building plans that have been submitted.

4. The proposed Development in sight of a Listed Building is not appropriate

The land area concerned is a beautiful green space feature of the village and supports grazing for horses and sheep. The area is the main vista of the Grade 2 listed Home Farm Farmhouse on Main Street, List entry number 1083722. (See picture below) . To develop this land would adversely affect the setting of this historic building and the visual amenity of it and all those around it. The setting of this listed Farmhouse and its outlook should not be ruined with a modern housing development that is totally out of character with its heritage.



5. Development would increase the Flooding Risk

Main Street is a poorly maintained single track road that was built to service the farms around it in the days when pigs were herded down it. It has severely flooded in recent years decimating the properties at the end of the Street and on to Station Road.





We note the Planning application simply plans to include 3 soak aways to mitigate the flooding risk and states it will not increase the risk of flooding elsewhere. Has this been proven?

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

Yes No

~~If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.~~

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

The mere fact of tarmacking, concreting or the use of block paving for the development will only exacerbate the flooding risk and the severity of the future flooding further down the street. The land as is serves as a natural sponge. See below a quote from Mr Strawson's own commissioned "Sustainable Drainage Strategy"

“SURFACE WATER DRAINAGE

When rain falls on a natural landscape it soaks into the ground, evaporates, is taken up by plants and some of it eventually finds its way into streams and rivers.

These stages of the water cycle can be impeded when land is developed and there tends to be less permeable ground available for infiltration and less vegetation for evapotranspiration. When rain falls on impermeable surfaces much more of it turns to surface water runoff, which can cause flooding, pollution and erosion problems.”

Block paving or tarmacing will only exacerbate the flood risk as the water runs off faster making the situation worse than has already occurred. Does the Council want to approve this application knowing that increased flooding will be the result?

6. Loss of Biodiversity and Public visual amenity

The land as it is now serves as a public visual amenity, not just for the residents of Main Street, but for many of Scawby. It is not by accident Main Street is used by many walkers, runners and cyclists as an escape to fresh air and green space. During lockdown it was heavily used for exercise and to promote mental health.

Main Street supports many beautiful trees and ecological habitats including bats in the Home Farm barns and nesting snowy owls in the ancient oak tree opposite the site. Main Street is generally traffic light and thus it is a safe refuge for non-vehicular users. To add 14 houses to the site and 56 associated vehicles would ruin this amenity for the whole village no matter how much you mitigate for it. Its very appeal would be lost by those who use it. It is doubtful the owls and adjacent wildlife would remain with all the development work and their loss of habitat and feeding grounds provided by the rabbits that roam on the development land. We should be proud of this heritage and seek to defend it rather than develop it.

The Arboricultural Impact Assessment, although caters thoroughly for the site itself, does not consider the possible impact on adjacent trees around it. This is strange as there is an ancient oak tree directly opposite the site but no mention is made of this and neither is it shown in the document or plans.

Additionally, the Hedge labelled H1 belongs to myself at Old Nursery Cottage and is rooted on my land, so the consideration for its removal is not appropriate nor legal. I maintain this and trim it twice yearly.

Main Street is a poorly maintained single track road that was built to service the farms around it and in the days when pigs were herded down it. The infrastructure is not set up to a scale of

this kind of development of 14 houses and 56 vehicles.

7. Inaccurate application details

The application states that the site cannot be seen from the public road.

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

This is totally untrue. The land is directly on Main Street and proposes a road joining it. How can this be the case? Of course the development will be visible from Main Street, the adjacent properties surrounding it and from the Home Farm Farmhouse listed building. See below the proof from the "Proposed Layout Plan".



8. Selective archaeological survey



It is well known that opposite the planned area is the site of a Roman Villa in the grounds of Home Farm Cottage. There are also Mosaics and believed to be the remains of Roman Baths. Given this it is likely therefore that any archaeological remains will be close to this at the entrance to the site. Why then were the trenches dug in the fields and far away? It is not surprising nothing of note was found a likely these were used for pasture for centuries. Additionally look at the size of Trench 1 in comparison to the others, it is about 1/3 of the size of the other trenches. Also it is noted that Trench 1 is the only one that yielded a find, so why was it not made bigger or at least the size of the others? Note that once this land is developed with houses and roads the archaeology is gone forever.



9. Planning Density

To add 14 houses to the site and 56 associated vehicles would ruin this amenity for the whole village no matter how much you mitigate for it. This is both for the neighbouring properties and residents of Main Street but all of Scawby. Sturton will lose its semi-rural character and appeal. The development would overcrowd the site with out-of-character properties ruining the vista for adjacent properties and the setting of the listed Home Farm farmhouse.