

PA/2021/1755

I live in Sturton although my property is not affected by the proposed development of the 14 houses. I wish to object to The Application because I consider it is an unwarranted intrusion into open countryside, out of keeping with the character of the area and harmful to the neighbouring properties and to the amenity of the area generally.

In addition there appears to be some conflict or uncertainty with The Authority's Local Plan for development in that the precise boundaries of The Application Site, which was previously designated as outside the adopted Local Plan, are now apparently being included and, significantly, this is the only area of land in the entire village which has been selected for inclusion. If there are any reasons for extending the Local Plan then surely there are more appropriate areas in the established and more central residential parts of Scawby where there is ample land available with limited loss of amenity.

I would make the following specific points for consideration in objecting to The Application:

1. Main Street is a quiet narrow village road with a single footpath, rarely used by through traffic and serving the 17 or so residential frontage properties and 2 Farm Yards. The proposed 14 new houses would therefore essentially double the traffic on this inadequate stretch of road and encourage traffic use over the even more unsuitable single width back lane (Gainsborough Lane) which continues from the Western end of Main Street round to Sturton Cross Roads on which there is only very occasionally the odd vehicle as it is constantly used by pedestrians and dog walkers etc., who have to walk in the road as there is no footpath. This is an important short walk and also part of a longer route which extends beyond the village through the open countryside. This pedestrian use could not continue safely with the substantial traffic that would be generated by The Application and there would be insufficient width for vehicles to pass one another without going onto the verge.
2. The development would necessitate creation of a new road junction onto Main Street which would obscure the existing open view southwards on to the paddocks and countryside beyond and bring all the traffic on to Main Street thus presenting a significant hazard at a point on the road which was not designed for this expansion of housing in this quiet location.
3. The attractive aspect over the paddocks included in The Application is currently enjoyed by the 7 or so established properties which neighbour The Site and these views would be blocked by the new houses; although there is no right to a view, that is no reason to ignore the effects of such a development.
4. The hamlet of Sturton, and Main Street in particular, offer a quieter, open and more rural area on the edge of the village in contrast to the busier vibrant Scawby village centre and main road. This benefit is much appreciated by locals and is well used by dog walkers, pedestrians, cyclists and horse riders as a pleasant route and access to the adjacent pedestrianised country lanes. This aspect would be spoiled visually and materially by the proposed development and greatly increase traffic which would restrict the areas use for leisure and exercise purposes.

5. There has been no significant expansion of additional building on Main Street for some considerable time and the area has always been sensitively treated by The Planning Authority in recent years as illustrated by the comments and conditions which formed part of the following Planning Consents:

- a) The 5 new dwellings on the former Plant Nursery on Main Street are replacing the redundant horticultural buildings. They are partly obscured from the road and reached by the original access. The Planning Statement in that Consent PA/2018/569 concluded that permission should only be granted because "... on balance residential use would be preferable to an expanded commercial use..."
- b) The modern chalet bungalow "Pas de Chat" was built following the demolition and replacement of the former bungalow on the site.
- c) The historic stone and brick Listed Barns at Home Farm, which are an important feature of the street scene are not to be demolished but **are** to be preserved by sympathetic conversion to residential use. The Planning Consents PA/2010/0259 and PA/2011/1069 include the Planning Statement: " The Application has been carefully formulated to maintain the intrinsic character of the Barns as well as the character and appearance of the established residential area comprising Main Street". The current Application is contrary to this recommendation and disregards its adverse impact on the surroundings.
- d) The Planning Permission PA/2019/67 for 3 new linked dwellings in the NW corner of Home Farm and to the rear of "Fairview" and "St Andrews" was granted solely on the specific Planning Statement that " the development, which departs from the Local Plan, is permitted only because it is required to enable the conversion of the adjacent Listed Barns". That Consent is therefore no precedent for further development in the area such as that currently proposed in The Application.

6. The Proposed Development does not comply with any of the 6 Criteria Listed under The Local Plan RD2 for development in the open countryside. The proposal is not minor 'in-fill' but a comparatively major change to the locality affecting many nearby properties; the reasons for its apparent inclusion in a Local Plan are obscure and unclear, especially as the local infrastructure is totally insufficient to sustain the type and scale of the intended housing scheme.

7. The importance of the Main Street 'Street Scene' as it exists with its pleasing mixture of houses, cottages, historic Listed Farm Buildings, the site of a Roman Villa and its general rural overtones has been acknowledged in earlier Planning Conditions as desirable and essential to be retained. This is endorsed by its obvious value to Scawby and Sturton residents as well as other visitors who appreciate it as an unspoilt and precious amenity area on the edge of their village and who would not wish to see its character changed for the worse by the unnecessary and inappropriate development that is proposed in The Application.

I ask that The Application be refused. Thank you.

21/12/2021