



JUSTIFICATION STATEMENT

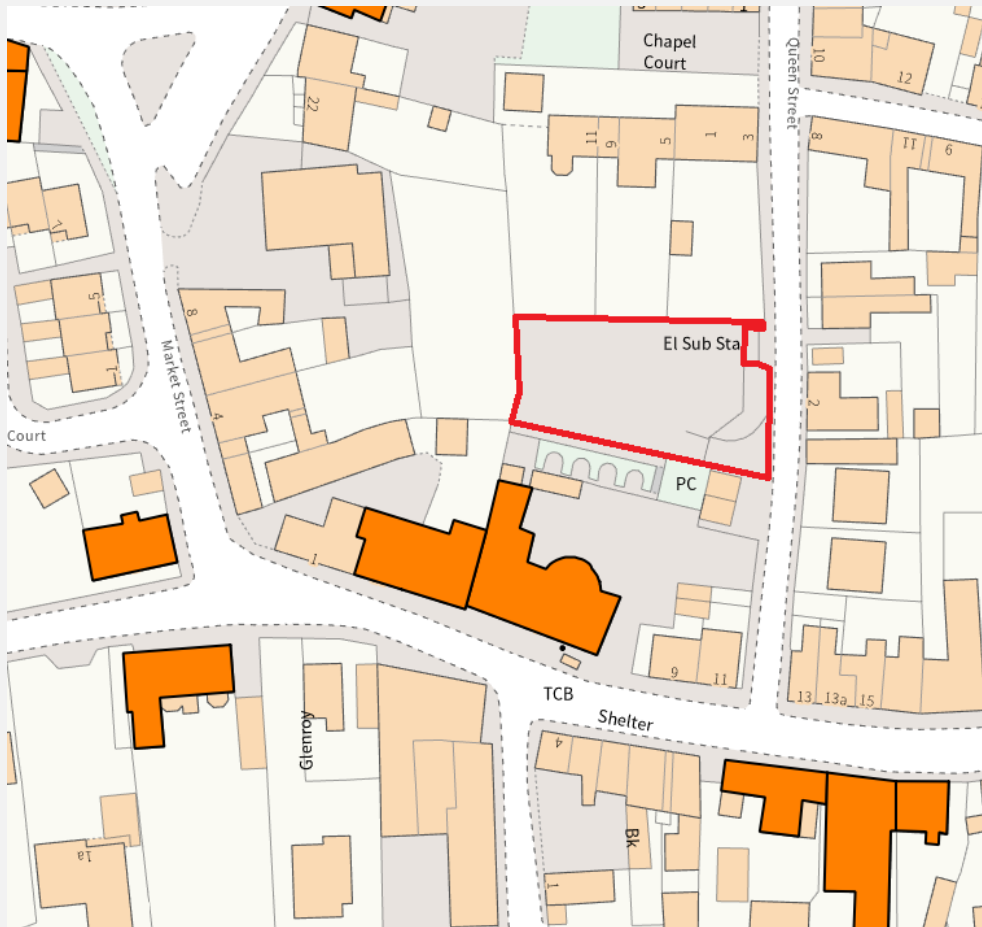
HOUSING DEVELOPMENT | QUEEN STREET | WINTERTON

1.0 Statement

This Justification Statement has been prepared by **keystonearchitecture** on behalf of the applicant, to accompany a Permission in Principle Application for a Residential Development of up to 5no. Dwellings, at Land West of Queen Street, Winterton, North Lincolnshire, DN15 9SX.

The Local Planning Authority is North Lincolnshire Council.

The site is located within the Winterton Conservation Area and is close to the Listed Buildings known as 1 and 3, and The Cross Keys, King Street, Winterton.



2.0 Physical Context

The proposed site is located West off Queen Street, to the North of the junction with King Street to the South, in Winterton, North Lincolnshire, and is located in the centre of the town.

The site is located to the North of the former Cross Keys PH, now a supermarket, on land currently used as a private, commercial car park for a nearby car garage. The site was once the beer garden for the public house.

The buildings immediately to the North and East of the site, are all residential dwellings.



Image courtesy of Google Maps.

The site is located in the centre of the town, on Queen Street, which runs through the town from South to North. The site is located within the defined development boundary of Winterton.

The site is currently used as a commercial car park for a local car garage, and consists of gravel hardstanding throughout, accessed via existing wide paved access at the South Eastern corner of the site.

There is a reasonably consistent building style in this part of Winterton, with the majority as two storey properties, finished in Lincolnshire limestone and red brickwork, some painted, with clay pantile roofs.

The site is considered previously developed and is located within the Winterton Conservation Area and is close to the Listed Buildings known as The Cross Keys and 1 and 3 King Street, Winterton. The existing boundaries to neighbouring properties, and access position shall be retained.

The site is bounded by residential dwellings to the North, East and West, with some commercial facilities adjacent to the South, and nearby in the centre of the town. Being adjacent to residential properties and located within the centre of the town, makes the site perfectly located for residential development in a sustainable location.

3.0 Assessment

This proposal is for up to 5no. new homes with a combined floorspace below the 1,000m² limit, thus falling comfortably within the minor development guidelines. The site area totals 0.09 hectares and is therefore well under the 1.0 hectare limit for Planning in Principle Applications.

The proposal to create 5no. new cottages, seeks to provide low cost, sustainable housing in a central location within easy access of all commercial facilities, public transport and employment.

Access to the site shall be taken via the existing access to the site, off the South Eastern corner of the site onto Queen Street.

Each of the 5 properties would have designated parking spaces within the site, with space for on-site manoeuvring, addressing local needs while eliminating additional pressures on public roads. The access drive will be privately managed, and not adopted.

The development would be subject to the national 10% biodiversity net gain requirements. The land to the perimeter and Eastern edge of the site, would be considered for on-site biodiversity net gain improvements, and could include additional habitats include wildflower meadows and tree planting.

Winterton is ranked 6th (out of 89) in the Sustainable Settlement Survey (Revised Settlement Hierarchy 2019) with 7 (out of 7) key facilities, with excellent service provisions, infrastructure and public transport links.

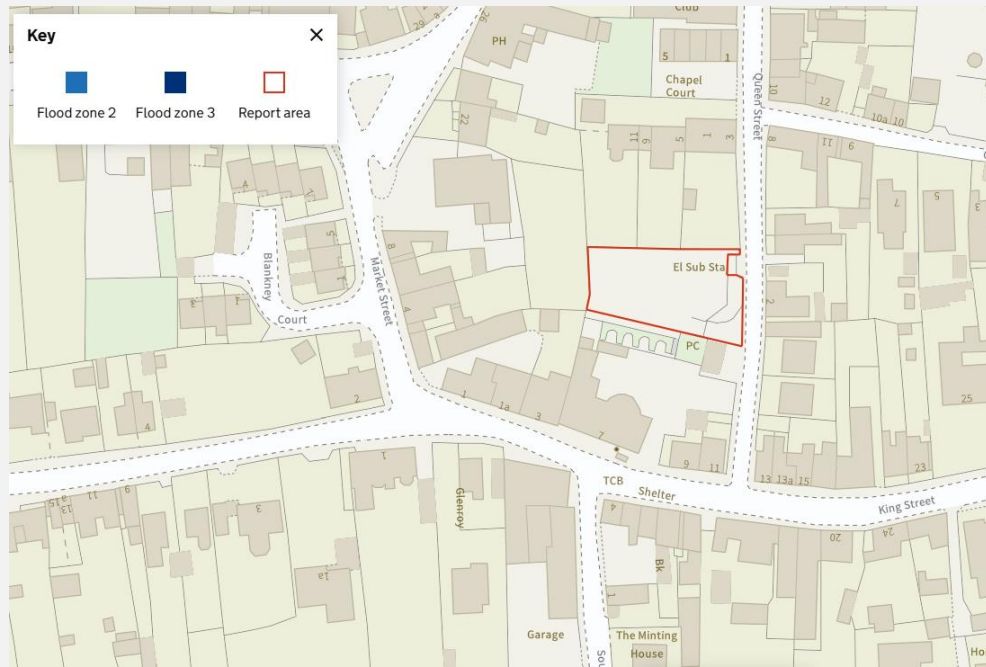
Winterton is also a Market Town / Larger Service Centre, which are identified as the most sustainable locations outside of Scunthorpe itself.

This residential development shall support the increased demand from the updated Mandatory Housing Targets set under the new Labour government, which saw an increase to 637 homes required per year in North Lincolnshire.

A recent Planning Appeal Decision, APP/Y2003/W/24/3346503, dated 17th April 2025, confirmed North Lincolnshire Council cannot currently provide a 5-year land supply of deliverable sites. These new dwellings would therefore assist in providing the shortfall.

4.0 Flood Risk Assessment

Below is an extract of the Environment Agency Flood Zone Map, showing the proposed site location.



The proposed site is identified is in a Flood Zone 1, which is in area that falls outside the extent of a flood from a river or the sea, at the time of assessment of the likelihood of flooding.

This means, in any year, land has a less than 0.1% (1 in 1,000) chance of flooding from rivers or the sea.

Zone 1 under the National Planning Policy Framework Technical Guidance (below), equates to a Low Probability.

Zone 1 - low probability

Definition

This zone comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Appropriate uses

All uses of land are appropriate in this zone.

Flood risk assessment requirements

For development proposals on sites comprising one hectare or above the vulnerability to flooding from other sources as well as from river and sea flooding, and the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off, should be incorporated in a flood risk assessment. This need only be brief unless the factors above or other local considerations require particular attention.

Policy aims

In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of sustainable drainage systems².

Taking NPPF Table 2 (below), new dwellings are defined as 'more vulnerable' classification.

More vulnerable

- Hospitals.
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill and sites used for waste management facilities for hazardous waste⁶.
- Sites used for holiday or short-let caravans and camping, *subject to a specific warning and evacuation plan*.⁷

NPPF Table 3 (below), confirms that no Exceptions Test is required where the site is classed under Zone 1, and the use is deemed as more vulnerable, and the development is appropriate.

Flood Risk Vulnerability		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test Required	✓	✓
	Zone 3a	Exception Test Required	✓	✗	Exception Test Required	✓
	Zone 3b	Exception Test Required	✓	✗	✗	✗

Key: ✓ Development is appropriate
 ✗ Development should not be permitted

The Environment Agency Flood Zone Map also confirms the site is not at risk from surface water flooding.

A drainage strategy shall identify a scheme for SUDS based solution for dealing with surface water drainage, so as to ensure there is no increase in surface water flood risk elsewhere, as a result of the development.

The site is considered as within 'Zone 1, Low Probability', and the proposed vulnerability is classed as 'More Vulnerable', it is noted that an Exception Test is not required, and the development is appropriate.

As a result of the above and the previous, it is considered that the development is acceptable with regards to flood risk.

5.0 Conclusion

Having established that the proposed development is a minor development, the scheme for up to 5no. new dwellings can be considered for Permission in Principle.

The site is located in a highly sustainable market town / larger service centre, with excellent service provisions, transport links and public transport, which can accommodate moderate levels of growth.

The site is located within the defined settlement boundary of Winterton and is surrounded by residential development.

The Local Authority cannot currently provide a 5-year land supply of deliverable sites, so there is a presumption in favour of sustainable development (NPPF 11.) such as this site in this location.

The site is located in the lowest flood zone (Zone 1) and is considered appropriate in regards to flood risk.

In conclusion, having regard to the above assessment, it is considered that the proposed conversion to create 5no. new dwellings is considered acceptable in principle.