



Planning Justification Statement

Demolition of existing dwelling and replacement with detached self-build dwelling with double garage. Retention of static mobile home during construction of replacement dwelling. Continued use of land as residential garden and retention of stables and storage buildings, horse exerciser and menage, Eastfield Farm Cottage, Ermine Street, Winterton, DN15 9QU



**Prepared by Lion Planning Ltd
April 2026**

1.0 Introduction

- 1.1 This Planning Justification Statement accompanies and supports a full planning application for the demolition of existing dwelling and replacement with detached self-build dwelling with double garage, the retention of static mobile home during construction of replacement dwelling and the continued use of land as residential garden including the retention of stables and storage buildings, horse exerciser and menage at Eastfield Farm Cottage, Ermine Street at Winterton.
- 1.2 The purpose of this statement is to demonstrate that the proposed development is acceptable in planning terms, taking account of the development plan and other material considerations.
- 1.3 The report reviews the relevant planning policy guidance followed by an assessment of the proposed development having regard to the development plan and other material considerations.

2.0 Relevant Site History

- 2.1 PA/2024/1466 – Detached self-build dwelling and refurbishment of existing cottage Refused 10.3.25

PA/2025/0830 – Continued use of land for equestrian purposes including retention of associated static mobile home Refused 28.8.25

PA/2025/1294 - Retention of a static mobile home and the continued use of land for ancillary residential purposes Refused 15.12.25

3.0 The Proposal

- 3.1 The proposal is submitted as a full planning application for the demolition of existing dwelling and replacement with detached self-build dwelling with double garage, the retention of static mobile home during construction of replacement dwelling and the continued use of land as residential garden including the retention of stables and storage buildings, horse exerciser and menage retention of a static mobile home and the continued use of land for ancillary residential purposes at Eastfield Farm Cottage, Ermine Street at Winterton.
- 3.2 Work commenced on the renovation of the existing property early in 2026, however, unfortunately due to the structural condition of the building, part of the dwelling collapsed and work was halted for health and safety reasons. The overall condition of the existing dwelling has been assessed and it is considered, in the opinion of the structural surveyor, that there is no feasible way for the dwelling to be retained and renovated. This application seeks a replacement dwelling of a similar size on the application site. Whilst the work is ongoing on the replacement dwelling, the applicant's tenant would

continue to live in the existing static mobile home to provide supervision and security for the development. As previously advised, the applicant's tenant operates a small holding and documents her activities on successful social media platforms. She has three horses of her own and there is no livery or horse training for third parties carried out on the site. The existing buildings are used for the storage of agricultural tools, as a drying room, for hen laying and for egg storage and management. The tenant also rears chicks on site and grows her own organic agricultural food crops for her family.

- 3.3 The proposal would utilise the existing vehicular access to/from Ings Lane. The existing dwelling, which is uninhabitable due to its structural condition, is accessed directly from Ermine Street. The replacement dwelling would be two storey with a double garage being provided. There is off street parking for six vehicles available on the site close to the mobile home and this could be used by site operatives. There is ample space near the stables for the parking/turning of larger vehicles, horseboxes and delivery vehicles.
- 3.4 The application sits within open countryside outside (but in close proximity to) the market town of Winterton. Winterton contains a good range of services and facilities including primary, junior and secondary schools, pubs, shops, medical centre and a post office.

4.0 Planning Policy and Guidance

- 4.1 The key aspects of national planning policy guidance and the development plan of particular relevance to the consideration of the proposals are highlighted as follows.

National Planning Policy Framework (The Framework)

- 4.2 The revised National Planning Policy Framework, December 2024 ('The Framework') focuses on the achievement of sustainable development. This includes helping to build a strong, responsive and competitive economy by ensuring that sufficient land of the right types is available in the right places and the right time to support growth. There is a presumption in favour of sustainable development – this means that local authorities should approve applications that accord with an up-to-date development plan without delay. In situations where there are no relevant development plan policies, or the policies which are most important for determining applications are out of date, this also means granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. In my view, this proposal is in accordance with development plan. Accordingly, the scheme should benefit from the presumption in favour of development and accordingly, permission should be granted for that reason.
- 4.3 The following sections of the revised Framework are of particular relevance to the proposal:

- 4.4 Section 12 of the Framework relates to achieving well designed places. Paragraph 131 advises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development. The guidance in paragraph 135 advises that planning (policies and) decisions should ensure that developments will function well and add to the overall quality of the area, that they are visually attractive as a result of good architecture, layout and landscaping and that they are sympathetic to local character and history while not preventing appropriate innovation or change. The proposal for a two storey replacement dwelling of a traditional design complies with this guidance and the submitted scheme indicates how this has been successfully achieved.
- 4.5 The proposal constitutes sustainable development, as it would achieve the economic, social and environmental gains sought by paragraph 8 of the Framework. The presumption in favour of sustainable development set out in paragraph 11 of the Framework can, by definition, only be employed by schemes that constitute sustainable development.

Local Development Framework – the Core Strategy

- 4.6 The Core Strategy Development Plan Document was adopted in June 2011 following an examination by an inspector appointed by the Secretary of State. The following policies are considered the most relevant to the proposal:
- 4.7 Policy CS1 of the Core Strategy advises that most new development in North Lincolnshire will take place within (and adjoining) Scunthorpe to support its role as a major sub-regional town. The next tier of the settlement hierarchy (Market Towns) comprises of six settlements, including Winterton, which provide important services to the area's rural communities. Policy CS1 also supports a vibrant countryside by creating opportunities for rural economic diversification.
- 4.8 Policy CS2: Delivering More Sustainable Development advises that development in the countryside will be restricted to that which is essential to the functioning of the countryside including uses which require a countryside location. In my view, such uses would include equestrian uses which the applicant's tenant operates (although not as a commercial entity). Such uses clearly require extensive land for grazing horses and for exercising them.
- 4.9 Policy CS3: Development Limits advises that development outside of development limits will be restricted to that which is essential to the functioning of the countryside including agriculture, forestry and other uses which require a countryside location. The application site lies outside of the development limits of Winterton, however, the use clearly requires a countryside location as indicated above.

- 4.10 Policy CS5 relates to delivering design quality and sets out a number of criteria that seek to ensure that a high quality, well designed and appropriate environment is secured. These criteria include the need to incorporate the principles of sustainable development. The submitted scheme indicates how this has been successfully achieved.

Saved 2003 Local Plan Policies (October 2024)

- 4.11 The following saved Local Plan policies are considered the most relevant to the proposal:
- 4.12 Policy H5: New Housing Development contains a number of saved criteria (a – m inclusive) to assess applications for new residential development. Notwithstanding that this application relates to a replacement dwelling rather than a new house, the applicable criteria are considered to be met by the application proposals, including criterion e which indicates that the scale, layout, height and materials should be in keeping with the character of the immediate environment.
- 4.13 Policy RD2: Development in the Open Countryside advises that such development will be strictly controlled. There is a criterion regarding the efficient operation of agriculture and diversification of an established agricultural business. Whilst the applicant does not conduct an agricultural trade or business from the site, she does operate the site as an agricultural small holding and clearly it would be beneficial to be on site to conduct the operation. There is a further criterion which supports the replacement of an existing dwelling which is clearly relevant to this proposal. Policy RD2 indicates that development should not be detrimental to the character and appearance of the countryside. The submitted plans indicate that this would not be the case with this proposal.
- 4.14 Policy T2: Access to Development states that all developments must be provided with satisfactory access. The proposals would utilise the existing vehicular access from Ings Lane which is a lightly trafficked road. The access provides sufficient visibility and an acceptable gradient for the development proposed.
- 4.15 Policy LC10: Development in Areas of High Landscape Value advises that development in these areas will be subject to special scrutiny. Development will only be permitted where it is sensitively related to the distinctive and local character of the landscape and where a number of criteria are met, including the need to ensure that there is no adverse impact on the special scenic quality of the landscape.

- 4.16 Policy DS1: General Requirements requires all development to provide a high standard of design and proposals for poorly designed development will be refused. All proposals will be considered against a number of criteria including that the design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area. The submitted scheme indicates how this has been successfully achieved.

5.0 Accordance with the Development Plan

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act, 2004 requires the determination of this application to be made in accordance with the development plan, unless material considerations indicate otherwise.
- 5.2 Whilst the Framework does not change the statutory status of the development plan as the starting point in decision-making, it constitutes an important material consideration in determining applications. The Framework constitutes the Government's view of what sustainable development means in practice for the planning system.
- 5.3 The Government's objective in publishing the framework is to secure a significant culture change in the way planning applications are determined, with a clear presumption in favour of sustainable development.
- 5.4 The application should be assessed against the following planning considerations that arise from the policies of the Development Plan listed above.

The Principle of the Development and the effect on the character of the Area

- 5.5 As indicated above, the application site is located outside of the settlement boundary of Winterton but it is well related to existing development and the proposal includes a replacement dwelling which would be policy compliant in the countryside. As the development would be for the continued siting of the mobile home for a temporary period whilst the replacement dwelling is constructed and the retention of the existing structures, all of which are in keeping with the appearance and character of the existing landscape and with existing development form and buildings, the principle of the proposed development is acceptable. The proposed mobile home and retained buildings would not be prominent in the streetscene and it would have a minimal impact on the character of the area. The design of the replacement dwelling, the buildings to be retained and the mobile home is sympathetic and appropriate facing and surfacing materials have been used. The proposed use is therefore compliant with policy CS5 of the Core Strategy and policies H5, RD2, DS1 and LC10 of the saved Local Plan.

Impact on Residential Amenity/Visual Amenity

- 5.6 Impact on the residential amenity of the limited number of neighbouring properties has been carefully considered and no significant impact would arise, in terms of noise, disturbance or odour. As indicated above, due to the siting of the proposed replacement dwelling, mobile home and retained buildings, any impact on visual amenity would not be significant. The development would have a minimal impact on the streetscene and therefore there would be little impact on the character and appearance of the area. The proposed development is therefore compliant with policy CS5 of the Core Strategy and policies H5, RD2, DS1 and LC10 of the saved Local Plan.



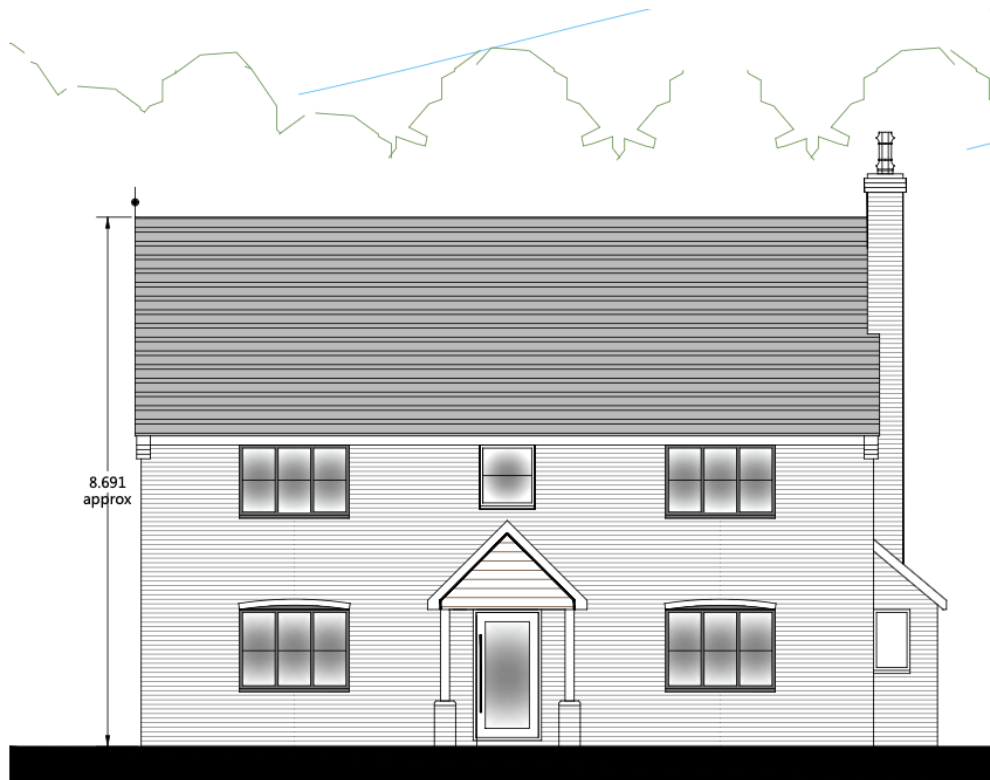
Site plan (proposed)

Parking and Access

- 5.7 The proposed development would be served by appropriate vehicular access, car parking and turning as indicated on the submitted site layout plan. The proposed development is therefore compliant with policy CS5 of the Core Strategy and policy T1 of the saved Local Plan. The site is located close to the market town of Winterton which is well served by services and facilities and by public transport and accordingly the intended residents would not be solely reliant on private motor vehicles. As indicated above, the application proposes the continued use of the vehicular access to/from Ings Lane and the closure of the existing access to/from Ermine Street. It is clear that a safe access can be provided and that the development would generate a minimal amount of additional traffic that could be reasonably be accommodated within the highway network. The proposed development is therefore compliant with policy CS5 of the Core Strategy.

Design

- 5.8 The application proposes a high quality design as advocated by the Framework. The proposed scheme is appropriate in the rural area with timber treatments and other facing materials that are typical in the area. The proposed use is therefore compliant with policy CS5 of the Core Strategy and policies RD2, DS1 and LC10 of the saved Local Plan.



Proposed South Elevation 1:50



Proposed front elevation of the replacement dwelling

6.0 Conclusions

- 6.1 This proposal is in accordance with development plan as demonstrated above. Accordingly, the scheme should benefit from the presumption in favour of development and planning permission should be granted for that reason.
- 6.2 The proposed development relates to a use which is appropriately located in the countryside with an appropriate overall design and layout which would use good design principles.

**Lance Wiggins BA (Hons) Dip UP, MRTPI,
Director
Lion Planning Ltd
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