

**North Lincolnshire Local Development Framework
Housing & Employment Land Allocations DPD – Independent Examination
Inspector’s Requests for Information – Day 6: Development Limits - Hibaldstow
Haulage Yard, Rear of Castlefield House, Station Road**

Introduction

During the examination hearings on development limits, the Inspector requested that the council examine the possibility of including the existing haulage yard (known as Castlefield Yard) to rear of Castlefield House, Station Road, Hibaldstow within the proposed development limit. From his examination of the aerial photography provided, it was highlighted that the site is previously used land and as such may merit inclusion.

Location

Castlefield Yard is located to the north of Hibaldstow in an “outlier” section of the village known as Castle Keep and is between two residential areas (Station Road and Castle Keep/Manton Court). It is accessed via a lane from Station Road.

Assessment

As part of the consultation on the Revised Submission Draft version of the DPD, two representations were received in relation to this area of land and the proposed development limit for Hibaldstow. The first sought to amend the development limit to include Castlefield Yard (*representation ref: 496975/01/108/24/Hibaldstow/4*), whilst the second sought to amend the development limit to include both the Castlefield Yard and the rear gardens of numbers 113 to 119 Station Road (*representation ref: 501623/01/248/24Hibaldstow/1/2/3/4*).

Hibaldstow is a settlement with a number of facilities and services including a primary school and GP surgery. The Sustainable Settlement Survey (BAC19) gives it a sustainability score of 97, making it the sixteenth most sustainable settlement in the NLC area.

Policy CS1 supports thriving rural communities by allow for limited development in order to support the retention and enhancement of local services/facilities, taking into account levels of local service provision, infrastructure capacity and accessibility. As highlighted above Hibaldstow has a range of facilities and services that would support growth. However, there are concerns over the level of development that could be accommodated on the site. Policy CS2 sets out the overall approach to the location of future development. For rural settlements like Hibaldstow this means small scale development with the defined settlement boundary. Policy CS8 mirrors this, seeking small scale infill housing development to meet local needs.

Policy CS3 provides the criteria for defining development limits.

Existing development patterns - *the development limit will be drawn around the main built up area of the settlement. Scattered, sporadic or dispersed development or buildings separated from the main body of the settlement by areas of undeveloped land, roads or industrial areas will not be included. Where possible, limits should follow clearly defined features or constraints such as roads.*

The Castle Keep area is an “outlier” area of Hibaldstow, and in itself constitutes dispersed development separated from the many body of the settlement. However, it was consider appropriate to give it a development limit in the Housing & Employment Land Allocations DPD as it consists of a long established existing area of development. The limit has been drawn in such a way to prevent any further scattered or dispersed development in the village, which is distant from local facilities and services.

As mentioned below, there are more suitable opportunities for infill development in the main body of the village.

Capacity - *the ability of the settlement to accommodate future development based on existing and proposed infrastructure, on its access to facilities and services and levels of public transport. This also includes the availability of previously developed land.*

As mentioned previously, Hibaldstow scores well in the sustainable settlement survey in terms of facilities and services, and as such it is possible for the village to accommodate a limited level of growth based on policies CS1, CS2 & CS8. Within the main body of the village, there are a number of opportunities for infill development on existing sites (mainly former farm complexes). Recent years have seen a number of proposals being put forward on them.

Existing planning consents/development - *land with planning consent for residential development or community facilities where development has been implemented.*

The Castle Keep area was given a development limit in the Housing & Employment Land Allocations DPD as it consists of a long established existing area of development. In relation to Castlefield Yard and the adjacent gardens, these do not have the benefit of any planning permissions.

Character - *the limit will be drawn to reflect the need to protect and enhance settlement character. This means protecting areas of open space or land with the characteristics of open countryside within and adjacent to settlements by not including them within development limits. Large rear gardens or paddocks stretching well out the villages built form will also be excluded.*

It could be considered that Castlefield Yard and the adjacent gardens do not form areas of open space with the characteristics of the open countryside, and as such do not require exclusion from the development limit. However, include these areas of land within the development limit could lead to the further densification of built development in this area, which may lead to impacts on the overall character of the Castle Keep area.

Conclusion

Having further examined the merits of including Castlefield Yard and the adjacent gardens within the development limit for Hibaldstow, it is a proposal that the council cannot support. It is noted that the yard is previously used land, however it is considered that its inclusion would not be in keeping with the provisions of Core Strategy policy CS3 relating to the creation of scatter or dispersed development. Furthermore it is considered that there more suitable locations within the main body of the village to accommodate infill development.

It is noted that the Inspector is looking at the proposed development limit set out in the Housing & Employment Land Allocations DPD: Revised Submission Draft, alongside the written and oral evidence from the hearing sessions and the representations submitted during the consultation period, and may reach a different conclusion.