

**North Lincolnshire Local Development Framework
Housing & Employment Land Allocations DPD – Independent Examination
Inspector’s Requests for Information – Day 6: Development Limits – East Butterwick
Development Limit for East Butterwick**

Introduction

During the examination hearings on development limits, the Inspector requested that the council re-examine its proposed development limit for East Butterwick, particularly in the light of the evidence put forward by East Butterwick Parish Council. The council was urged to hold discussions with the parish council.

Background

East Butterwick Parish Council submitted representations on the proposed development limit during the consultation on the Revised Submission Draft version of the DPD, seeking to amend the development limit to allow for further growth and development to take place in the village in order to meet local needs and sustain the community.

Their primary concern was the linear nature of the proposed development limit and the fact that it did not allow for development on areas of land to the rear of High Street (the main road through the village and focus for the development limit) thus constraining further opportunities for expansion. Similarly, there were concerns that the infill plots within the development limit would be developed, cutting off access to land to the rear of High Street.

From the council’s point of view, the proposed development limit set out in the DPD was drawn up in line with the provisions of policies CS1, CS2, CS3 and CS8.

A meeting was held with East Butterwick Parish Council on 3rd February 2015 to discuss their issues.

Results

Discussion with the parish council highlighted that they still wish to include the areas of land proposed during the consultation period (in particular the land to the north of Chapel Lane as well as the land to the rear of Riverdale House and at Old Post Office yard). In particular, much of this land was felt to be brownfield.

They identified two further areas that they consider should be included in the limit. At the northern end of the village, they suggested that the development limit should be extended to include the farm buildings at “North End Farm” fronting High Street as well as two properties to the north known as “Prospect Bungalow” and “Jubilee Cottage”. At the southern end of the village, it was suggested that the development limit be amended to include the full curtilage of the “Dog & Gun” public house as well as the full extent of the adjacent paddock and a small area of the field to the south (fronting onto Messingham Road) (see attached map)

Assessment

The proposals being put forward by the parish council need to be considered in the context of the village and its role in the settlement hierarchy. It is identified in the settlement hierarchy as a “Rural Settlement”. Policy CS1 supports thriving rural communities by allowing for limited development in order support the retention and enhancement of local services/facilities, taking into account levels of local service provision, infrastructure capacity and accessibility.

Policy CS2 sets out the overall approach to the location of future development. For rural settlements like South Ferriby 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. Like policy CS1, this policy considers the settlements capacity to accommodate growth as well as the need to consider development patterns and the need to protect/enhance the character of the settlement.

In broad terms East Butterwick is a small settlement with limited services and facilities to support development. The Sustainable Settlement Survey (BAC19) gives the village a sustainability score of 52 making it the fiftieth most sustainable settlements in the area.

It is considered that the development limit as drawn provides a number of opportunities for infill development to support local needs and reflects the availability of services and facilities.

The inclusion of the larger areas of land, as proposed by the parish council would be contrary to the provisions of Core Strategy policies CS1, CS2 & CS8, in terms of the level of development that could be accommodated and the fact that it would not constitute infill development. In relation to policy CS3, it would be inconsistent with the majority of its criteria.

- Development pattern – this would not be consistent with requirement to draw the boundary around the main body of the settlement, as it would include areas of land that have been used for agriculture or are currently greenfield with no development.
- Capacity – as highlighted above in relation to the settlement survey, East Butterwick has a limited number of services and facilities to support development. As such local residents need to travel to access services and facilities needed for day to day living.
- Planning consents/development – there are no planning permissions that are relevant in this regard. There are some former agricultural buildings on part of the area proposed.
- Character – the limit has been drawn to reflect the village's linear nature. Expanding the development limit, in particular to encompass land off High Street, could potentially have impact on the character of the village by extending development into the countryside.

Turning to the additional proposals put forward as a result of discussions with the parish council, it is considered that these would broadly accord with the provisions of policy CS3 as well as CS1, CS2 and CS8. Including the buildings at "North End Farm" and the properties known as "Prospect Bungalow" and "Jubilee Cottage" would ensure that the development limit encompass the main built up area of the village at its northern extremity. This would be consistent with first criterion of policy CS3. Further it would potentially allow for further infill development in keeping with the character of the village.

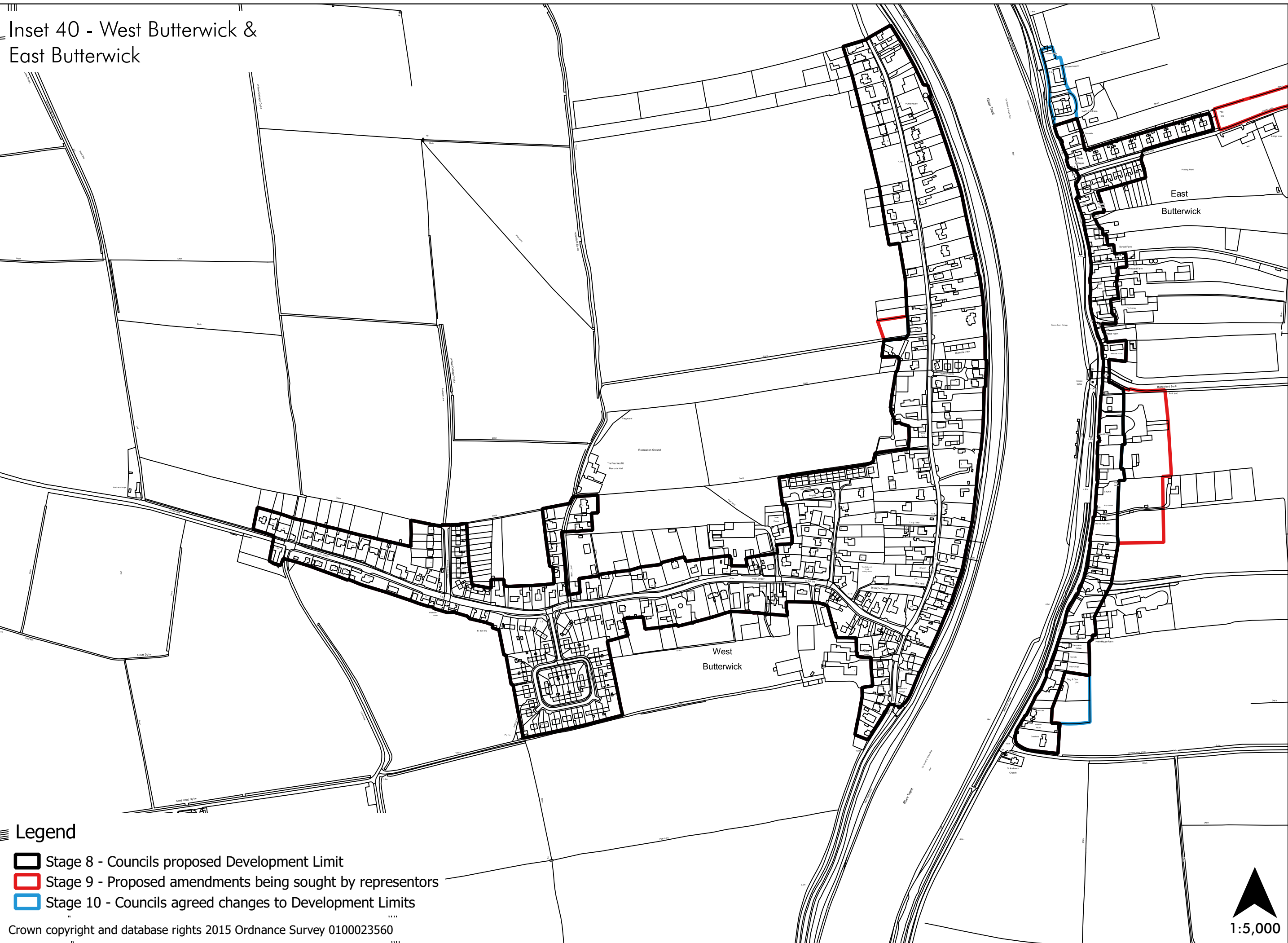
At the southern extremity of the village, it is considered that the proposed amendment would be logical as it would follow defined boundaries – the rear boundary of the "Dog & Gun" public house and the eastern and southern boundaries of the adjacent paddock. This would be commensurate with the criteria set out in policy CS3 for defining development limits, which seek to follow clear boundary features. Further, the inclusion of the paddock area would allow for limited development to occur to meet local needs in line with policies CS1, CS2, CS3 & CS8. However, it is not agreed to include the portion of the field suggested as no defined boundary can be followed.

Conclusion

It is considered that it may be possible to amend the development limit for East Butterwick to allow for some further growth to take place over the plan period by extending at the northern and southern extremities of village. However, the council does not agree with proposals submitted by the Parish Council in their representations to the Revised Submission Draft DPD for the reasons stated above.

It is noted that the Inspector is looking at the proposed development limit put forward by the council in the DPD together with that suggestions made by the Parish Council in the overall context of the village, and may reach a different conclusion.

Inset 40 - West Butterwick & East Butterwick



- Legend**
- Stage 8 - Councils proposed Development Limit
 - Stage 9 - Proposed amendments being sought by representors
 - Stage 10 - Councils agreed changes to Development Limits