

**North Lincolnshire Local Development Framework
Housing & Employment Land Allocations DPD – Independent Examination
Inspector’s Requests for Information – Day 6: Development Limits - Winteringham
Re-Examination of Mr. March’s Proposal**

Introduction

During the examination hearings on development limits, the Inspector requested that the council supply him with an explanation as to why the development limit had been amended in the Meggitt Lane area of Winteringham, and to re-examine the proposal to amend the development limit put forward by Mr. T. March. The Inspector also requested the planning history for the land.

Winteringham Development Limit

It was highlighted in representation made by Mr. March that the proposed development limit for Winteringham had been altered between different versions of the DPD in respect of 10 Meggitt Lane, but still excluded most of the land associated with his property at 2 Meggitt Lane.

The North Lincolnshire Local Plan (May 2003) showed the development limit for this area of Winteringham running adjacent to the east facing wall of 10 Meggitt Lane. This limit was drawn up based on the overall strategy of the plan which was to limit growth in minimum growth settlements like Winteringham.

In preparing the Core Strategy DPD, which sets out the overall development strategy for the area up to 2026, the policy approach to settlements such as Winteringham (classed as a rural settlement in the Core Strategy settlement hierarchy) was to support limited growth, particularly small scale, infill development within defined settlement development limits. The Core Strategy via policy CS3 set the criteria for defining where development limits should be drawn.

The development limit adjacent to 10 Meggitt Lane was moved slightly to the east in the Housing & Employment Land Allocations DPD to run along the boundary of the property, which is a clearly defined feature, in line with the criteria set out in Policy CS3. This was considered appropriate as there is limited scope for any further development to take place around the property.

Mr. March’s Proposal

Mr. March’s proposal is to amend the development limit as proposed in the DPD to include much of the garden area to 2 Meggitt Lane. He considers that this would more consistent, logical and appropriate, and would create a natural infill area.

From an initial assessment of the proposal being put forward, there were concerns about the potential level of growth that could occur on the land in the future. It was considered that it could be contrary to the provisions of Core Strategy policies CS1, CS2 & CS8, all of which seek limited levels of development in rural settlements, in particular small scale infill.

Having further re-examined the proposals and looked at the potential for infill development to be accommodated within the development limit as proposed for Winteringham, the council consider that it is possible for some of the area proposed by Mr. March to be included within the development limit in order to allow for limited infill development to occur. This would meet the broad policy requirements set out in policies CS1, CS2 CS3 & CS8. Any development would have to reflect the character of the area. Further, it would ensure consistency with the approach adopted elsewhere along Meggitt Lane.

Therefore it is suggested that the development limit is amended to include a smaller area of land as proposed on the attached map.

Conclusion

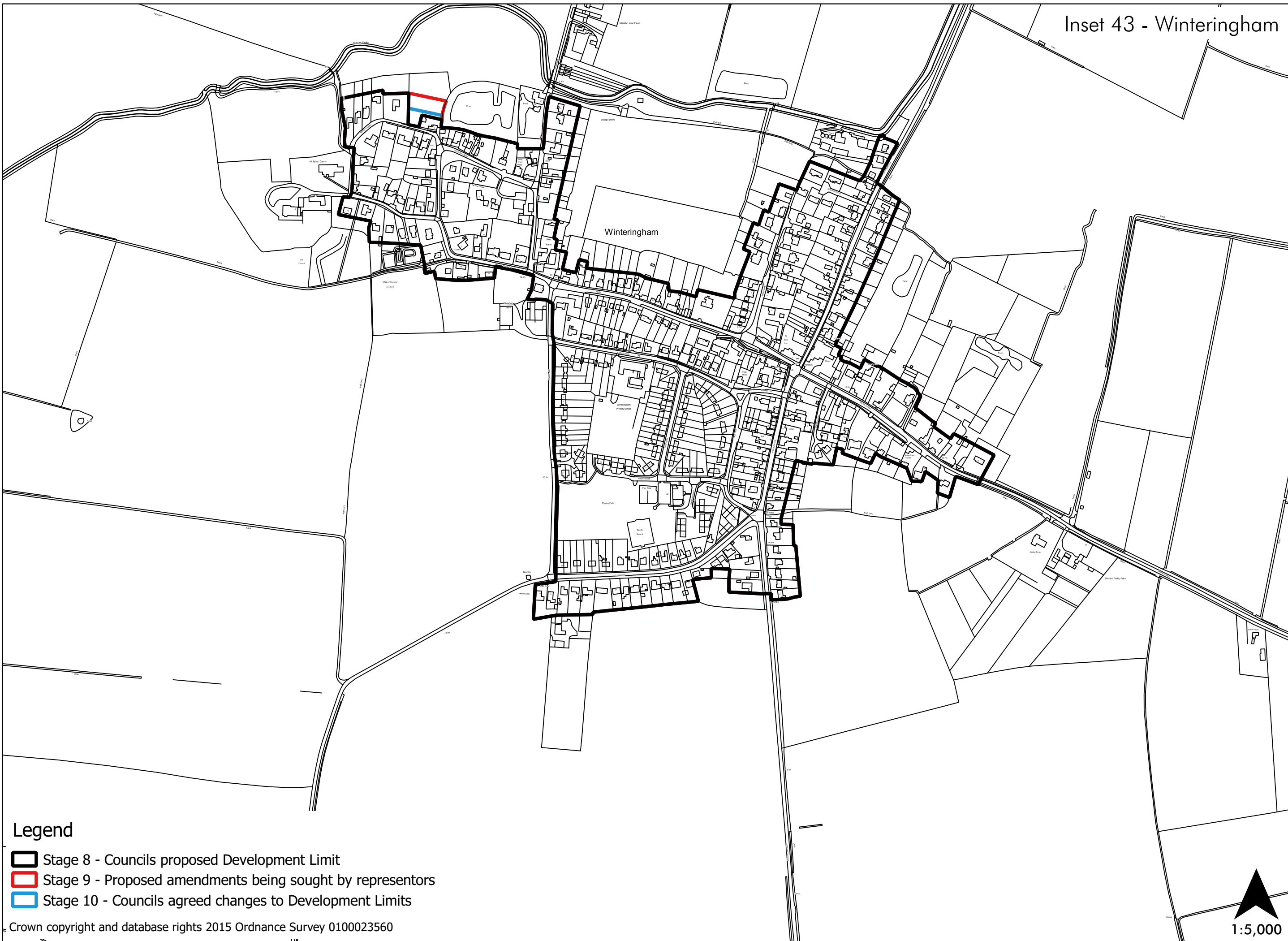
It is considered that this statement addresses the Inspector’s question regarding the drawing of the development limit for Winteringham. In respect of Mr. March’s proposal, it is considered that the amendment

would partially address his representation and would allow for limited infill development to take place within Winteringham in line with overall development strategy for the area. It is noted that the Inspector is looking at the proposed development limit put forward by the council in the DPD together with that suggested by Mr. March in the overall context of the village, and may reach a different conclusion.




Planning History – Land at 2 Meggitt Lane, Winteringham

- 7/1975/0444 – Carry out alterations to existing dwelling house. Granted with conditions.
- 7/1980/1270- Planning permission to construct a detached double garage and stores, workshop and toilet. Granted with conditions.
- 7/1981/0146 – Planning permission to erect one detached dwelling. Refused.
- 7/1988/0305 – Planning permission for the erection of a two storey extension. Granted.
- PA/1998/0312 - Consent to carry out works to trees within a Conservation Area. Approved.
- PA/2004/2012 - Planning permission to erect a conservatory. Granted with conditions.
- PA/2014/0757 - Notification of proposed work to fell a number of Poplar trees within Winteringham Conservation Area. Pending.
- PA/2014/0988 – Planning permission to erect a dwelling (including demolition of an existing building). Pending

Inset 43 - Winteringham



Legend

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

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