

Correspondence Between NLC, Strutt and Parker and Sturton Nurseries re Scawby Development Limit

At the hearing session on development limits for Scawby, it was agreed that Strutt & Parker (acting on behalf of Nelthorpe Estates) would provide a masterplan for their proposals at Home Farm, Main Street, Sturton (Scawby) and that further discussion needed to take place between the council and the landowners - Nelthorpe Estates and Mr M. Smalley of Sturton Nurseries.

The council made contact with both landowners following the hearing sessions suggesting a possible development limit amendment that would partially address both representations. A response was received from Mr. Smalley, who is still seeking to include the entirety of his site within the development limit.

Strutt & Parker on behalf of Nelthorpe Estates responded on 10.02.15 and included the masterplan they stated during the hearing session on Scawby development limit (see attachment).

Kind regards

Iain Cunningham
Senior Planning Officer (Spatial Planning)

Dear Mr Iain Cunningham .

After our telephone conversation today in relation to your proposal on the development line for sturton nurseries i feel if we could have the full area that we proposed for development would be better use of the land, as the land at the rear of the greenhouses as been part of the nurseries since it was developed in 1945 I would be open to your advice on the amount of dwellings in regard to your growth in rural settlements. There has been no new developments in sturton for the last 25 years

Kind regards

Mick Smalley
Sturton nurseries

-----Forwarded by Iain Cunningham/NorthLincs on 02/10/2015 04:36PM -

To: Iain Cunningham
From: Jon Jennings
Date: 02/10/2015 10:17AM
Subject: RE: Nth Lincs Housing & Employment Land Allocations DPD - Examination - Development Limits - Scawby (Sturton)

Dear Iain

Thank you for your email of today regarding the above site. As requested I have attached a copy of an illustrative masterplan which proposes the construction of a new barn style structure which is capable of accommodating either one or two units. The building will be predominantly single storey except for the dovecote element. As explained at the examination the premise for this building is to cross subsidise the renovation of the barn complex to the south east which have an extant planning permission to provide three dwellings. Two dwellings will arise from the conversion of the brick barn with the dovecote and one dwelling from the renovation of the stone barn. The conditions associated with these permissions were discharged approximately 2 ½ - 3 years ago. In addition, to these barns your Development Control colleagues have expressed support for the conversion of the cart lodge immediately adjacent to the High Street, Sturton to provide a single dwelling.

Whilst the conversion of these buildings will unquestionably enhance the character and appearance of the area there are severe issues associated with the viability of this development. As a consequence of the calculations which have been undertaken it is clear that additional development will be required to cross subsidise the conversion of these barns. The viability assessment is showing a negative land value demonstrating that it would not be economical to continue with this project without further development. The barns are also beginning to deteriorate and if this continues the costs of conversion will increase.

The proposed new development to the north west of the existing barns would represent an appropriate form of enabling development which would not harm the amenity of existing properties or interests of acknowledged importance. The access issues associated with the Home Farm site and the need to protect the amenity of the consented dwellings would not permit a higher level of development than that proposed. The scale of development would also represent infill development, a form of development which would be appropriate in such a location. In addition, in terms of site values and larger new building dwelling will have a greater value than a high density development. This is a particular issue in North Lincolnshire where property values are depressed.

I trust the above is of assistance and that you will look to amend the settlement boundary to include this parcel of land. If you have any further queries please do not hesitate to contact me.

Regards

Jon Jennings

Partner

Head of Cambridge Planning

Strutt & Parker LLP

-----Forwarded by Iain Cunningham/NorthLincs on 02/10/2015 09:10AM -----

Dear Mr. Jennings & Mr. Smalley,

Following the close of the examination hearings on 22nd January, I am e-mailing to follow up the discussions on the development limit for Scawby. The Inspector stipulated on the day of the hearing that there would be 21 day period in which seek agreement with various parties and for the exchange of documents. Therefore, time is very much of the essence as the final date is 12th February 2015. My understanding was that Strutt & Parker have prepared or are preparing a masterplan for the land at Home Farm, High Street, Sturton (Scawby). As mentioned in the hearing sessions it would useful for the council to have sight of it in order to fully consider the representations made by Nelthorpe Estates and Mr. Smalley.

Land at Home Farm

At this particular point in time, the council's view would be amend the development limit to include the barns which have the benefit of planning permission as well as the adjoining properties at Home Farm, St Andrews and Fairview as well as the un-named property to the west of Fairview. In respect to the barn conversions it would be helpful to know when work started on site.

However, it is not considered appropriate to include the two areas of open land adjacent to the Home Farm complex. There are concerns about the level of development that could be accommodated on either site, in particular how this conforms to Core Strategy policies CS1, CS2, CS3 and CS8. These seek limited levels of growth in rural settlements like Scawby, primarily small scale infill development, provided that there is sufficient capacity in terms of infrastructure and services to accommodate it.

Land at Sturton Nurseries

In relation to the land at Sturton Nurseries, it was my understanding that Strutt & Parker were speaking on behalf on Mr. Smalley at the examination hearings – I assume this is still the case? If not would Mr. Smalley let me know who to contact.

Having further examined Strutt & Parker's representations and those submitted on behalf of Mr. Smalley in relation to the land at Sturton Nurseries, it is considered that it may only possible to include the part of the area being proposed. It is suggested that the area occupied by the existing barn and glasshouses is included. As

with the areas of open land at Home Farm, there are concerns about the level of development that could be accommodated on the wider nurseries site.

I attach a map with possible development limit as a starting point for discussions. Please provide me with your thoughts. The map shows the proposed development in the DPD (in black), the proposed amendment sought by Nelthorpe Estates and Mr. Smalley (in red) and the suggested limit for discussion (in green).

You should note that the Inspector will consider any proposed amendments to the development limit for Scawby in wider context of the village, including the other proposals put forward, as well as alongside the evidence put forward during the examination hearings and the representations received during the consultation exercise, and may reach a different conclusion.

If you have any queries, please do not hesitate to get in touch.

Kind regards

Iain Cunningham
Senior Planning Officer (Spatial Planning)

- Notes -
 All dimensions to be verified on site. Figured dimensions to take preference to those scaled, all dimensions are approximate.
 New construction shown in thick outline only, and existing walls shown shaded. All discrepancies to be clarified with project Architect.
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Rev	Revisions	Date	Drawn	Checked

- Key:**
- Green outline:** Existing planning consent With 3 residential units
 - Red outline (North):** New build cottages with proposed Dovecote to match main barn
 - Red outline (South):** Single cottage for conversion (proposal has local authority support)

- Existing dilapidated modern timber structure (storage) to be demolished (building outline denoted by dashed line)
- Retain all existing trees
- New redbrick and pantile single storey 4 no bedroom cottages, featuring two storey dovecot at corner (cottage B). New cottages to coincide with existing former agricultural structures, featuring traditional white painted timber sash windows, and timber framed ledged and braced doors
- Majority of windows to east elevation of cottage A and B to be small slot windows, prevent overlooking to other situated properties west of site
- New paving stones to new paths as shown
- New bushes + hedging to be planted as shown. Generally 1.2m high, 1.6m at boundaries
- New cottage A orientated for gable to face south, providing privacy to neighbouring properties
- New traditional timber post and rail fencing, 1.2m high
- New planted trees
- New limestone gravel surfacing, feet timber and peg edging

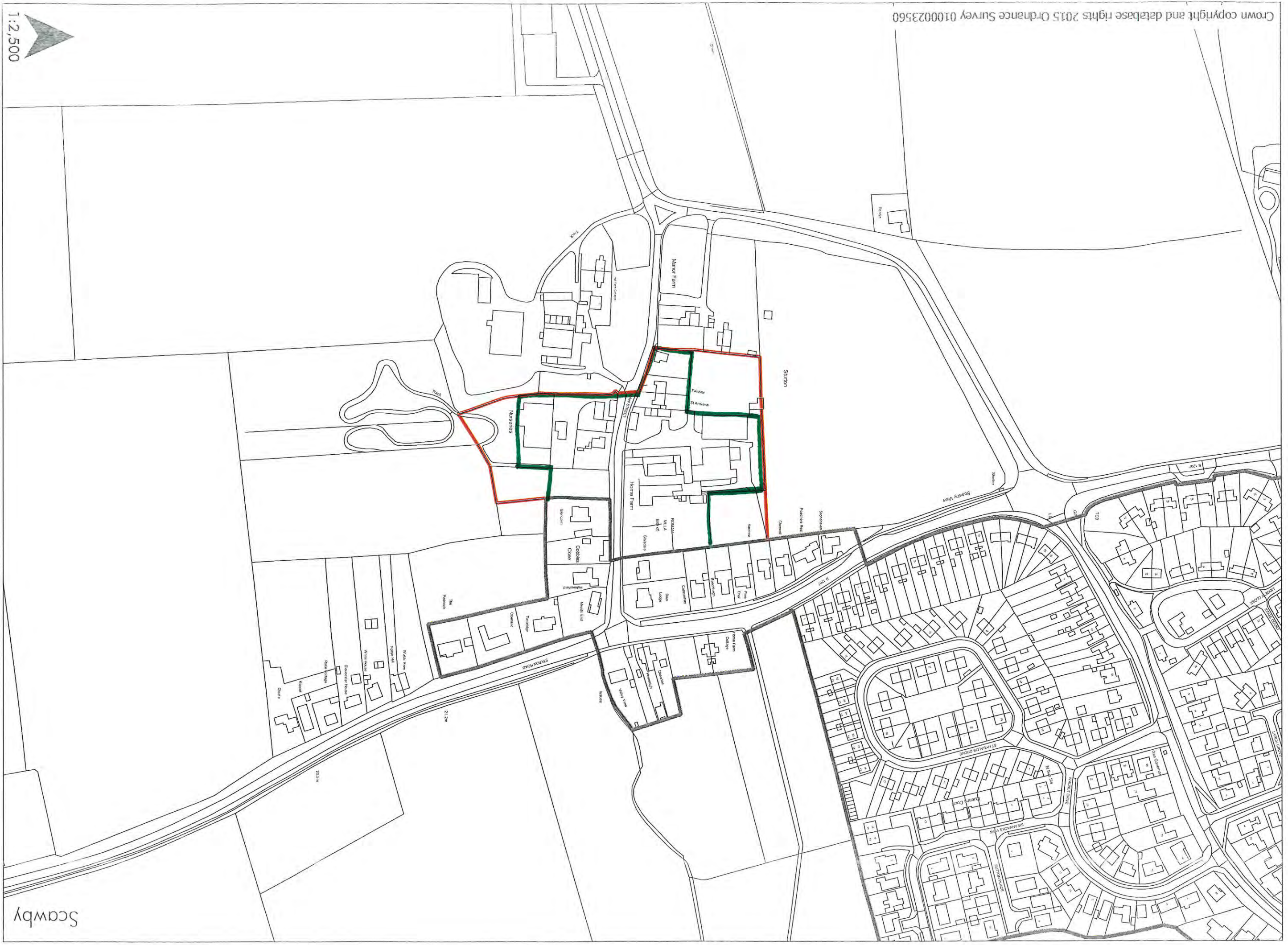


Proposed Site Layout Plan
 1:200 @ A1



Drawing status: SKETCH SCHEME		
Client: Scawby Estate		
Drawing title: PROPOSAL: Site Layout Master Plan		
Project: NEW COTTAGES: Home Farm, Main Street, Sturton, N. Lincs		
Drawn by: D.C	Checked by:	Date: July 2014
Project number: 2594A	Scale: 1:200	Original paper size: A1
Drawing number: 2594A / 05		Rev:

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Scabby