

SAFE WELL PROSPEROUS CONNECTED

North Lincolnshire Local Plan – Publication (2020 – 2038)

IDENTIFYING SETTLEMENT DEVELOPMENT LIMITS -

MAY 2021

NORTH LINCOLNSHIRE COUNCIL, CHURCH SQUARE HOUSE, 30-40 HIGH STREET, SCUNTHORPE, DN15 6NL.

1. INTRODUCTION

- 1.1 As part of the new North Lincolnshire Local Plan, work has been undertaken to establish and define what the development limits (settlement boundaries) for the area's settlements are.
- 1.2 The purpose of this document is to explain how the development limits have come to be defined, and how this relates to planning policies in the North Lincolnshire Local Plan.
- 1.3 As part of the Initial Consultation (Regulation 18) on the scope of the North Lincolnshire Local Plan (2020 to 2038), one of the questions relates to the concept of settlement development limits, and whether or not they should continue to be used as planning policy tool. It became clear through this consultation that development limits are supported and should continue in to the new Local Plan.
- 1.4 At the Preferred Options consultation in early 2020 draft settlement development limits were established and consulted upon. As part of this consultation comments were received on the settlement hierarchy, land allocations / designations and areas for removal from development limits and new suggested changes were proposed.
- 1.5 From the consultation comments received and the associated amendments required North Lincolnshire Council has established its final settlement development limits for the area for the final version of the North Lincolnshire Local Plan.
- 1.6 It is essential to set out a clear and consistent methodology for their definition. This paper has been prepared to set out the process North Lincolnshire Council has taken in setting the settlement development limits. It is intended that this paper is a "living document" that can be a topic paper for inclusion in the evidence base supporting the plan.

2. BACKGROUND

Settlement development limits have been used by a number of Local Planning Authorities across the country as means of ensuring future development takes places in the right locations. They are viewed as being helpful to developers, communities and decision makers. In North Lincolnshire, they have been used in the North Lincolnshire Local Plan (May 2003), the LDF Housing & Employment Land Allocations DPD (March 2016), Lincolnshire Lakes Area Action Plan (May 2016) as well as Local Plans prepared by predecessor authorities.

The Core Strategy DPD (June 2011) sets out the settlement hierarchy and the criteria for defining development limits (Policy CS3).

CS3: DEVELOPMENT LIMITS

Development limits will be applied to the Scunthorpe urban area, the Market Towns and Rural Settlements. They will not be applied to rural settlements in the countryside.

In applying development limits the following considerations will be taken into account:

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

- 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.

Development outside these defined boundaries will be restricted to that which is essential to the functioning of the countryside. This will include uses such as that related to agriculture, forestry or other uses which require a countryside location or that which will contribute to the sustainable development of the tourist industry.

The extent of the development limits will be defined in the Housing & Employment Land Allocations Development Plan Documents and shown on the accompanying Proposals Map and settlement insets.

The development limits are then shown on the settlement inset maps contained in the Housing & Employment Land Allocations DPD (March 2016). Development limits are defined for:

- **Major Sub-Regional Centre** (Scunthorpe Urban Area)
- **Market Towns** (Barton upon Humber, Brigg, Crowle, Epworth, Kirton in Lindsey & Winterton); and
- **Rural Settlements** (Alkborough, Althorpe, Amcotts, Appleby, Barnetby-le-Wold, Barrow upon Humber, Beltoft, Belton, Bonby, Broughton, Burton upon Stather, Burringham, Cadney, Coleby, Derrythorpe, Dragonby, Ealand, East Butterwick, East Halton, East Lound, Eastoft, Elsham, Flixborough, Garthorpe & Fockerby, Goxhill, Graizelound, Greetwell, Gunness, Gunthorpe, Haxey, Hibaldstow, Horkstow, Howsham, Keadby, Kirmington, Low Burnham, Luddington, Melton Ross, Messingham, New Barnetby, New Holland, Normanby, North Killingholme, Owston Ferry, Redbourne, Roxby, Sandtoft (village), Santon, Saxby-all-Saints, Scawby, South Ferriby, South Killingholme, Thealby, Thornton Curtis, Ulceby, West Butterwick, West Halton, Westwoodside, Whitton, Winteringham, Wootton, Worlaby, Wrawby, Wressle and Wroot)

2.3 Development limits were not defined for those settlements that fell under the category of “*Rural Settlements in the Open Countryside*” (Barrow Haven, Carrhouse, Castlethorpe, Cleatham, Croxton, Eastoft Carr, Goxhill South End, Haxey Carrs, Holme, Kelfield, Messingham Ings, Manton, Ulceby Skitter, Walcot, Westgate and Woodhouse).

2.4 The Lincolnshire Lakes Area Action Plan (AAP) (May 2016) also includes development limits that set out where development should take place within the AAP area. They are established via Policy SS4 (see below) and shown on the AAP Policies Map.

POLICY SS4: DEVELOPMENT LIMITS

No built development will be permitted in the AAP area outside of the allocated built development limits. The Council will only consider the case for expansion or alteration of the built development limits where detailed assessments provided by an applicant demonstrate that technical factors necessitate a change, and the changes proposed are in line with the AAP vision and objectives. Such factors might lead to an identified reduction in the capacity of the allocated development land, which could necessitate the expansion of land take to ensure the delivery of 6,000 houses. Key factors that may influence the location of the built development limits at the planning application stage include:

- Requirements for flood risk management and surface water drainage
- Internal Drainage Board (IDB) restrictions
- Biodiversity constraints/mitigation
- Ground conditions
- Archaeological constraints
- Utilities constraints

Areas not specifically allocated for infrastructure or built development on the AAP Policies Map or covered by Saved Policies LC4 & LC11 are identified as Open Countryside/Agricultural Land. In these areas, development will be strictly controlled as per Saved Policy RD2 and any future replacement policies.

3 NORTH LINCOLNSHIRE LOCAL PLAN (2020 TO 2038)

- 3.1 The North Lincolnshire Local Plan (2020 to 2038) will set out the future development strategy for the area over this period including site allocations for development or protection/enhancement, development management and delivery policies. As part of setting out a policy framework, the Local Plan will seek to identify and review settlement development limits.
- 3.2 A key element in determining how and where development limits should be drawn is the settlement hierarchy. In order to assist this process, the council has prepared a Sustainable Settlement Study which has been regularly updated and assesses each of the areas' towns, villages and hamlets in respect of population, employment, accessibility and community infrastructure. Each settlement is scored and ranked according to their sustainability. The study then puts forward recommendations for a settlement hierarchy to be identified in the new Local Plan (see below) that will seek to direct development to the most sustainable locations to meet the needs of the area.

Major Sub-Regional Centre

Scunthorpe & Bottesford Urban Area

Principal Towns

Barton upon Humber

Brigg

Large Service Centres

Barnetby-le-Wold

Broughton

Goxhill

Winterton

Haxey

Ulceby

Hibaldstow

Barrow upon Humber

Crowle

Kirton in Lindsey

Belton

Epworth

Messingham

Larger Rural Settlements

Burton upon Stather

Scawby

West Butterwick

Ealand

Keadby

South Ferriby

Westwoodside

East Halton

New Holland

South Killingholme

Winteringham

Gunness

Owston Ferry

Wrawby

Wroot

Smaller Rural Settlements

Alkborough

East Butterwick

Howsham

Redbourne

Althorpe

Eastoft

Kirmington

West Halton

Appleby

Elsham

Luddington

Wootton

Bonby

Flixborough

North Killingholme

Worlaby

Burringham

Garthorpe & Fockerby

Rural Hamlets & Villages

Amcotts

Derrythorpe

Holme,

Sandtoft

Barrow Haven	Dragonby	Horkstow	Santon
Beltoft	East Lound	Kelfield	Saxby all Saints
Cadney	Eastoft Carr	Low Burnham	Thealby
Carrhouse	Goxhill South End	Manton	Thornton Cutis
Castlethorpe	Graizelound	Melton Ross	Ulceby Skitter
Cleatham	Greetwell	Messingham Ings	Walcott
Coleby	Gunthorpe	New Barnetby	Whitton
Croxton	Haxe Carrs	Normanby	Wressle
		Roxby cum Risby	

4 DEVELOPMENT LIMITS – THE PURPOSE

- 4.1 The extent of settlement development limits was established in the LDF Housing & Employment Land Allocations Development Plan Document (HELADPD). This document is now being replaced by the new North Lincolnshire Local Plan, and as such the development limits have been reviewed in their entirety. In the intervening years, changes have occurred (for example planning permissions granted and land developed on the edges of settlements, improved GIS mapping technology) to warrant the development limits being brought up to date to reflect the situation ‘on the ground’. The settlement development limit normally consists of a defensible boundary, which may include roads, rail lines, rivers and field boundaries, which is a consideration of the current assessment.
- 4.2 The purpose and function of settlement development limits is to identify (and delineate on a plan) the division between the built-up area of the settlement and the surrounding countryside in order to:
- (a) Prevent the encroachment of development into the countryside
 - (b) Define areas of land where new development will, in principle, be acceptable.
- 4.3 In the case of (a), by default the area outside of the development limits is recognised for the purposes of planning policy as countryside, where new development will be limited and strictly controlled.
- 4.4 In the case of (b) the inclusion of an area within a development limit does not automatically mean that development will be accepted. Any proposal within a development limit would be subject to all the relevant local plan policies and other material considerations.
- 4.5 Work identifying development limits is part of wider work on the local plan. Other relevant documents which are related to development limits include:
- (1) Issues & Options and Preferred Options Consultation – These two consultation stages (Regulation 18) consulted on a number of options for how the area might grow and develop over the plan period. Consultation feedback was that settlements should take on a spread of growth commensurate to their sustainability and infrastructure provision.
 - (2) Settlement Survey – This document established what services exist in which settlement, which in turn informs the areas spatial strategy and therefore which settlements will be defined.
- 4.6 The development limit review will consider sites/parcels of land from three sources:
- 1) Those submitted to the Council as part of the ‘Call for Sites’ process – this has taken place as part of the initial consultation, Issues & Option and Preferred Options stages.
 - 2) Those identified by Council officers through desk top studies and field work surveys
 - 3) Those identified through discussions with Town & Parish Councils.
 - 4) Public land that is not in use, including that owned by the Council or utility operators etc.

5 DEFINING DEVELOPMENT LIMITS - KEY PRINCIPLES

- 5.1 To ensure that the council's approach to defined development limits is consistent, a set of four guiding principles have been developed that will be used in considering revisions. A number of issues have been considered as the basis for justification to review and amend the development limits to ensure a consistent approach to inform the emerging Local Plan, which will seek to direct development in the most sustainable locations. Essentially, the review of development limits will address any anomalies, reflect changes/development since the last Local Plan and acknowledge new allocations in the emerging Plan to support growth requirements.

Principle 1: Starting Point

- a) The settlement boundaries identified within the Local Development Framework - Housing & Employment Allocations DPD (March 2016) will be used as the starting point for the review.
- b) Revised limits will continue to be defined around the existing built fabric of the settlement and where possible will follow defined features such as curtilages, walls, hedgerows and watercourses.
- c) Review of development limit extensions and deletions submitted through the 'Call for Sites' at Issues & Options and Preferred Options stages.

Principle 2: Continuous Development Limits

- a) Development limits do not need to be continuous. It may be appropriate given the nature and form of a settlement to define two or more separate elements.

Principle 3: Development limits will include:

- a) Land within the built form, as defined by the main central contiguous built form of a settlement.
- b) The curtilages of dwellings that are contained and visually separated from the open countryside.
- c) Existing commitments for built development (i.e. unimplemented planning permissions/under construction).
- d) Proposed and committed land allocations (such as housing and employment land allocations), which are clearly related to the existing settlement.
- e) Employment sites which are clearly physically related to the settlement, or industrial estates that are locationally positioned adjoining infrastructure.
- f) Residential caravan sites, school buildings and associated playgrounds, community halls and their curtilages, churches, community/village halls,
- g) Buildings on the edge of villages which relate closely to the economic or social function of the settlement (e.g. churches, community halls).
- h) Recreational or amenity open space, which is physically surrounded by the settlement or adjoined on three sides by the settlement.
- i) Individual plots or small scale development sites in areas physically and visually related to the settlement.
- j)
- k) Farmsteads where they abut the main body of the settlement and form part of its continuous built form.

Principle 4: Development limits will exclude:

- a) Large residential curtilages, particularly in Smaller Rural Settlements and Rural Hamlets and Villages (where there is potential to significantly extend the built form of the settlement and where their

inclusion would free up opportunities for inappropriate and unsustainable back land or infill development).

- b) Farmsteads, garden centres, plant nurseries, allotments, agricultural fields and paddocks, woodlands/orchards, designated wildlife sites (local wildlife sites etc.) at the edge of the settlements built form and that extend into the open countryside.
- c) Existing employment uses, caravan sites or leisure uses which are clearly detached from the main built up area of the settlement and which relate more to the countryside.
- d) Individual or groups of less than 10 dwellings, nearby farm buildings or other structures that are considered to be detached physically or visually from the main built up area of the settlement and which relate more to the countryside.
- e) Unused Local Plan allocations on the edges of settlements which have deliverability concerns (such as flood risk, and in accordance with the SH5ELAA methodology).
- f) Recreational (playing fields, recreation grounds, outdoor sports facilities) or amenity open space that extends into the countryside or primarily relates to the countryside in form or nature.
- g) Cemeteries.

6 METHODOLOGY

6.1 In order to establish development limits North Lincolnshire Council implemented a three stage approach to undertake the review.

STAGE 1: INITIAL DESKTOP REVIEW

This initial stage involved a desktop review of the existing development limits of the adopted HELADPD using GIS maps, aerial photography and planning records to identify:

- The presence of any physical and environmental constraints that would render development difficult and/or inappropriate in any particular location
- Unimplemented planning permissions within the settlement
- Planning permissions and appeals granted since previous plan was adopted
- Locations where recent growth has occurred
- Any factual anomalies that require correction
- Local Plan Spatial Strategy and Settlement Hierarchy
- Local Plan site representations (Call for Sites)
- SHELAA sites under 5 dwellings or 0.25ha.

The primary objective of Stage 1 is to identify potential options for amendments to the development limits in each of the settlements, which will be used as a starting point for the Stage 2 review

STAGE 2: SITE VISITS

This stage involved site visits to the settlements to examine their development limits on the ground to consider:

- The areas identified in Stage 1 where revisions to the limit may be appropriate.
- Land put forward in the 'Call for Sites' (which includes those not of a size suitable for allocation or in a settlement where the use of allocations will be limited).

The objective of Stage 2 is to confirm those areas of land and sites that are suitable to be included within the development limits and those that are wholly unsuitable and should therefore be discounted based on physical site constraints and site conditions.

The guiding principles will underpin this assessment and those parcels of land and sites that are considered to constitute criterion under Principle 4 will be discarded at this stage.

STAGE 3: ASSESSMENT

This final stage involved the assessment and filtering of those sites carried forward from the Stage 2. From this the limit of each individual settlement will be identified.

The amount of land included within the revised development limit will be determined by the level of development that the settlement is deemed to be able to accommodate physically, functionally and visually and taking into account any environmental or transport constraints.

The following criteria will be used to assess the suitability of candidate development limit modifications:

- a) Relationship to the form of the settlement
- b) Impact on visual amenity or character of natural landscape
- c) Identified infrastructure capacity issues
- d) Level of flood risk
- e) Impact on sites of biodiversity or geological value
- f) Impact on legally protected species
- g) Impact on heritage assets
- h) Impact on trees subject to a Preservation Order, Ancient Woodland and Ancient Hedgerows

The candidate development limit modifications that are considered to perform the most strongly with regards to criteria (a)-(h) were selected.

7. CONCLUSIONS

- 7.1 In preparing the new North Lincolnshire Local Plan, work has been undertaken to re-evaluate the development limits of the areas settlements. This has taken the form of a methodology as set out above, to bring the limits up to date and ensure they are defined consistently, and wherever possible drawn to recognisable features.
- 7.2 The next section outlines the context and details of the recommended changes for each of the settlements that have been considered suitable to amend. This in turn feeds into the policies of the Local Plan, proposals map and inset plans, which defines what development is potentially acceptable within development limits.

Settlement Development Limit Amendments

PRINCIPAL TOWNS

Barton upon Humber

Land to the north west of the A15, Barton Upon Humber (EC1-6P)

This site was proposed as an allocated employment site in the Preferred Options Regulation 18 consultation and the emerging Local Plan. Located at the western edge of the principal town of Barton upon Humber, the site is adjacent to the A15 offering excellent connectivity to Barton and the wider area including Humber Bridge to the north and the M180/A180 to the south.

The allocated site policy EC1-6P will ensure that the appropriate ecological, heritage and archaeological surveys are conducted to mitigate any adverse impacts from future development.

Recommendation:

Principle 3 d) Proposed land allocation (such as housing and employment land allocations) which is clearly related to the existing settlement.

Principle 3 e) Employment sites which are clearly physically related to the settlement, or industrial estates that are locationally positioned adjoining infrastructure.

LARGE SERVICE CENTRES

Epworth

Land to the rear of the Fire Station, Tottermire Lane, Epworth (DEL0300003)

Part of the proposed site within the rear curtilage of properties at Tottermire Lane. In accordance with the methodology, this site is part of the built form of Epworth and should be included in the settlement development limit; however, the additional fields to the north will not be amended.

Recommendation:

Principle 3 b) The curtilages of dwellings that are contained and visually separated from the open countryside.

Land west of Mill View Close, Epworth (DEL0300008)

This site consists of existing buildings and associated curtilages. The methodology states that land within the built form should be included, to acknowledge changes in the form of the settlement. As the site is part of the built form of Epworth it should be included within the settlement development limit.

Recommendation:

Principle 3 a) Land within the built form, as defined by the main central contiguous built form of a settlement.

Yeatland Flats (H1P-25)

This site was proposed for housing in the Regulation 18 Preferred Options and also forms part of the LC14 designation in the North Lincolnshire Local Plan (2003), which includes an area of open field strip (AOFS) within the Isle of Axholme Area of Special Historic Landscape Interest. The proposed change to the development limit will correspond to the updated policy HE2 in the emerging Local Plan to revise the boundary of the Area of Special Historic Landscape Interest.

The independent review of the Isle of Axholme landscape character assessment concludes that overall there has been limited change in character since the Miller Study (1997). It is noted that changes in farming methods mean the 'strips' are no longer legible, but this hasn't detracted from the overall character. The review describes the landscape in terms of historic origins and associations. The study acknowledges that pockets of

existing development within the field type did not define character types, but if allowed to proliferate could have impact on the character.

While the importance of this historic landscape is noted, paragraph 197 of the NPPF refers to applying balanced judgement to consider the scale of any harm or loss and the significance of the heritage asset weighed against the substantial public benefits of development. As there has been a lack of housing provision in Epworth, which has six of the seven key facilities and services and therefore one of the most sustainable locations for development, there is a need to meet housing requirement within the settlement. Epworth also has the capacity to accommodate future development based on existing infrastructure, access to facilities and services and levels of public transport. Further details on the allocation process are outlined in the site selection paper. To minimise the impact on the surrounding area, the size of H1P-26 has been reduced from the original proposal at Regulation 18 Preferred Options stage.

Following consultation with Historic England there were no reasonable alternative sites identified as being available and deliverable during the plan period in or around the settlement that were deemed to be more suitable for housing. Therefore, in order to meet the need for housing in the area, which has had a notable lack of supply, it was considered by the Council that this site location was most appropriate and extension of the development limit is justified within one of the Borough's most sustainable locations.

The allocated site policy H1P-25 as well as HE2, will ensure that the impact on the character of the historic environment will be mitigated accordingly.

Recommendation:

Principle 3 d) Proposed land allocation (such as housing and employment land allocations) which is clearly related to the existing settlement.

Haxey

Land at Field House, Haxey (H1P-26)

This site was proposed for housing in the Regulation 18 Preferred Options and also forms part of the LC14 designation in the North Lincolnshire Local Plan (2003), which includes an area of open field strip (AOFS) within the Isle of Axholme Area of Special Historic Landscape Interest. The proposed change to the development limit will correspond to the updated policy HE2 in the emerging Local Plan to revise the boundary of the Area of Special Historic Landscape Interest.

While the importance of this historic landscape is noted, some of this site is brownfield land, comprising disused buildings. Paragraph 197 of the NPPF refers to applying balanced judgement to consider the scale of any harm or loss and the significance of the heritage asset. This site is the only allocation in Haxey, which has five of the seven key facilities and services and therefore one of the most sustainable locations for development, recognising that there is a need to meet the housing requirement within the settlement. Haxey also has the capacity to accommodate future development based on existing infrastructure, access to facilities and services and levels of public transport.

The allocated site policy H1P-26 as well as HE2, will ensure that the impact on the character of the historic environment will be mitigated accordingly.

Recommendation:

Principle 3 d) Proposed land allocation (such as housing and employment land allocations) which is clearly related to the existing settlement.

Kirton in Lindsey

Gainsborough Road, Kirton in Lindsey

The proposed site is under construction and therefore in accordance with the methodology, existing commitments for development should be included within the development limit, which is adjoining the existing settlement.

Recommendation:

Principle 3 c) Existing commitment for built development (ie. unimplemented planning permission/under construction).

Winterton

Land south of Coates Avenue, Winterton

This site has planning permission for 40 dwellings (PA/2018/1759) and therefore in accordance with the methodology, existing commitments for development should be included within the development limit, which is adjoining the existing settlement.

Recommendation:

Principle 3 c) Existing commitment for built development (ie. unimplemented planning permission/under construction).

LARGER RURAL SETTLEMENTS

Hibaldstow

Land to the rear of no. 39 off Hunt's Lane, Hibaldstow

The land is part of the rear curtilage of property at Hunt's Lane. In accordance with the methodology, this site is part of the built form of Hibaldstow and should be included in the settlement development limit.

Recommendation:

Principle 3 b) The curtilages of dwellings that are contained and visually separated from the open countryside.

Scawby

Land at Wolds View/Follye Hill, Station Road, Scawby (DEL0300017)

The properties along the frontage of Wolds View/Follye Hill on Station Road should be included in the development limit as they are within the built form of the existing settlement. The land to the rear appears to be functionally separate to the dwellings and therefore should not be included (see Principle 4 a and b).

Recommendation:

Principle 3 a) Land within the built form, as defined by the main central contiguous built form of the settlement.

Land to the rear of The Cottage, Vicarage Lane, Scawby

This land is an existing garden that is within the main built central contiguous form of the settlement and is visually separate from the open countryside. It therefore meets the requirements of the methodology for inclusion within the settlement development limits.

Recommendation:

Principle 3 b) The curtilages of dwellings that are contained and visually separated from the open countryside.

Wroot

Land behind Dovecote House, High Street, Wroot

This site consists of existing buildings and associated curtilage. The methodology states that land within the built form should be included, to acknowledge changes in the form of the settlement. As the site is part of the built form of Wroot it should be included within the settlement development limit.

Recommendation:

Principle 3 a) Land within the built form, as defined by the main central contiguous built form of a settlement.

SMALLER RURAL SETTLEMENTS

Appleby

Land at Ermine Farm, Risby Road, Appleby (DEL0300005)

Much of this land is in existing use as farm buildings and therefore has an established relationship as defined by the main central contiguous built form of the settlement. The proposed site included a section of land to the south of Risby Road, which is not considered appropriate for inclusion in the development limit as it is agricultural land on the edge of the settlement. Appleby is a smaller rural settlement and therefore capable of taking infill of an appropriate scale. The land at Ermine Farm should be included as a continuation of the existing built form of the current settlement development limit.

Recommendation:

Principle 3 a) Land within the built form, as defined by the main central contiguous built form of a settlement.

Cadney

Land at Pump Hill, Cadney

The land is part of the rear curtilage of property at Pump Hill. In accordance with the methodology, this site is part of the built form of Cadney and should be included in the settlement development limit.

Recommendation:

Principle 3 b) The curtilages of dwellings that are contained and visually separated from the open countryside.

Eastoff

Land to the west of Yorkshireside, Eastoff

The proposed extension of the settlement development limit includes land submitted as part of the call for sites (CFS0300136) and the adjacent land at the Hall, which includes farm buildings. Part of the land is within the curtilage of an existing property and overall this piece of land is situated within the main central contiguous built form of the settlement as infill, albeit of reasonable size for an infill site. As there is existing farm buildings adjacent the curtilage of the existing development is proposed as a reasonable boundary to separate the settlement from the open countryside.

Recommendation:

Principle 3 a) Land within the built form, as defined by the main central contiguous built form of the settlement.

Principle 3 b) The curtilages of dwellings that are contained and visually separated from the open countryside.

West Halton

Land south of Butcher's Arms, White House Lane, West Halton

The site is within the curtilage of the public house and should therefore be included within the settlement development limit in accordance with the methodology.

Recommendation:

Principle 3 b) The curtilages of dwellings that are contained and visually separated from the open countryside.

Wootton

Land to the rear of 40-70 High Street, Wootton

This location consists of the rear gardens to existing dwellings and is visually separated from the open countryside by a line of trees/hedges. In accordance with the methodology, this site is part of the built form of Wootton and should be included in the settlement development limit.

Recommendation:

Principle 3 b) The curtilages of dwellings that are contained and visually separated from the open countryside.

APPENDIX: Proposed changes to development limits that have been discounted.

Site Ref	Settlement	Location	Assessment Against Development Limits Criteria	Recommendation (Yes/No)
DEL0300024	Barnetby	Land west of Kings Road, Barnetby	No change proposed. The land is a paddock at the edge of the settlement's built form and extends into the open countryside.	No
DEL0300030	Barnetby	Land west of Kings Road, Barnetby	No change proposed. The methodology states development limits should exclude "Farmsteads, garden centres, plant nurseries, allotments, agricultural fields and paddocks, woodlands/orchards, designated wildlife sites (local wildlife sites etc.) at the edge of the settlements built form and that extend into the open countryside." As this land is agricultural land it does not comply with the methodology for inclusion with the development limits.	No

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DEL0300031	Barnetby	Land east of Low Wood Cottages, Barnetby	No change proposed. The methodology states development limits should exclude "Farmsteads, garden centres, plant nurseries, allotments, agricultural fields and paddocks, woodlands/orchards, designated wildlife sites (local wildlife sites etc.) at the edge of the settlements built form and that extend into the open countryside." As this land is agricultural land it does not comply with the methodology for inclusion within the development limits.	No
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	Barton Upon Humber	Land to the relief road and east of Eastfield Road, Barton Upon Humber.	<p>No change proposed. The methodology does not require that development limits must follow definitive physical features. The limits are defined against a set criteria that for example assesses the development limit against the Local Plan Spatial Strategy.</p> <p>Furthermore the methodology states development limits should exclude “Farmsteads, garden centres, plant nurseries, allotments, agricultural fields and paddocks, woodlands/orchards, designated wildlife sites (local wildlife sites etc.) at the edge of the settlements built form and that extend into the open countryside”.</p> <p>In this instance there is no requirement to extend the development limit all the way to the relief road and to the east of Eastfield Road.</p>	No
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	Barton Upon Humber		<p>No change proposed. This site has an extant planning permission for employment development; however, it has been in place for a significant time and there is little evidence that it can be developed within the local plan period. It is effectively agricultural land on the edge of the main body of the settlement, in the open countryside.</p> <p>The methodology states development limits should exclude “Farmsteads, garden centres, plant nurseries, allotments, agricultural fields and paddocks, woodlands/orchards, designated wildlife sites (local wildlife sites etc.) at the edge of the settlements built form and that extend into the open countryside”.</p> <p>In this instance there is no requirement to extend the development limit to include this area of land.</p>	No
DEL0300014	Belton	Land north of no. 60 Westgate Road, Belton	<p>No change proposed. The methodology states “...agricultural fields and paddocks....at the edge of the settlements built form and that extend into the open countryside”</p>	No

DEL0300028	Croxton	Croxton	No change proposed. Croxton has been established as a Small Hamlet or Village in by Policy SS2: Spatial Strategy and therefore has not had a development limit formally defined.	No
CFS0300135	Eastoft	Land north of the Old Moorings, Eastoft	No change proposed. This site has been submitted for consideration as a proposed housing allocation through the 'Call for Sites' exercise. It has also been requested for inclusion within the settlement development limits. The methodology states development limits should exclude "Farmsteads, garden centres, plant nurseries, allotments, agricultural fields and paddocks, woodlands/orchards, designated wildlife sites (local wildlife sites etc.) at the edge of the settlements built form and that extend into the open countryside". Furthermore the land is not within the built form, as defined by the main central contiguous built form of a settlement." As this land is agricultural land and is beyond the main body of the settlement it does not comply with the methodology for inclusion within the development limits.	No

DEL0300029	Epworth	The Mill, Belton Road, Epworth	No change proposed. The land in question is the large curtilage garden on The Mill on Belton Road in Epworth. It is separated from the main body of the settlement and therefore fails to meet the criteria for inclusion with the development limits.	No.
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CFS0300084	Goxhill	Land to the south of Thorn Lane, Goxhill	<p>No change proposed. This site has been submitted for consideration as a proposed housing allocation through the 'Call for Sites' exercise. It has also been requested for inclusion within the settlement development limits. The site is currently open agricultural land (including tress and hedgerows) and a woodland/orchard on the edge of the settlement in the open countryside. The methodology states development limits should exclude "Farmsteads, garden centres, plant nurseries, allotments, agricultural fields and paddocks, woodlands/orchards, designated wildlife sites (local wildlife sites etc.) at the edge of the settlements built form and that extend into the open countryside". Furthermore the land is not within the built form, as defined by the main central contiguous built form of a settlement." As this land is agricultural land and is beyond the main body of the settlement it does not comply with the methodology for inclusion within the development limits.</p>	No
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	Goxhill	Land off School Lane, Goxhill	No change proposed. This site has been submitted for consideration as a proposed housing allocation through the 'Call for Sites' exercise. It has also been requested for inclusion within the settlement development limits. The site is currently open land (including tress and hedgerows) on the edge of the settlement in the open countryside. The methodology states development limits should exclude "Farmsteads, garden centres, plant nurseries, allotments, agricultural fields and paddocks, woodlands/orchards, designated wildlife sites (local wildlife sites etc.) at the edge of the settlements built form and that extend into the open countryside". Furthermore the land is not within the built form, as defined by the main central contiguous built form of a settlement." As this land is agricultural land and is beyond the main body of the settlement it does not comply with the methodology for inclusion within the development limits.	No
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	Goxhill	Land off School Lane and Thorn Lane, Goxhill	No change proposed. This site has been submitted for consideration as a proposed housing allocation through the 'Call for Sites' exercise. It has also been requested for inclusion within the settlement development limits. The site is currently open land (including trees and hedgerows) on the edge of the settlement in the open countryside. The methodology states development limits should exclude "Farmsteads, garden centres, plant nurseries, allotments, agricultural fields and paddocks, woodlands/orchards, designated wildlife sites (local wildlife sites etc.) at the edge of the settlements built form and that extend into the open countryside". Furthermore the land is not within the built form, as defined by the main central contiguous built form of a settlement." As this land is agricultural land and is beyond the main body of the settlement it does not comply with the methodology for inclusion within the development limits.	No
	Goxhill	Land off Thorn Lane (small site), Goxhill	No change proposed. This land is already in the settlement development limit for Goxhill.	No

DEL0300002	Haxey	Land south of Northside (Track)/The Courtyard, Haxey	No change proposed. The land is a large paddock at the edge of the settlements built form and extends into the open countryside.	No
DEL0300015	Haxey	Land east of Mowbray House, Uppertorpe Road, Haxey	No change proposed. The methodology states development limits exclude "Farmsteads, garden centres, plant nurseries, allotments, agricultural fields and paddocks, woodlands/orchards, designated wildlife sites (local wildlife sites etc.) at the edge of the settlements built form and that extend into the open countryside.	No
DEL0300020	Haxey	Land south of Northside (Track)/The Courtyard, Haxey	No change proposed. The land is a large paddock at the edge of the settlements built form and extends into the open countryside.	No
DEL0300004	Hibaldstow	Land south of Manton Lane, Hibaldstow	No change proposed. The land is a large area of agricultural land at the edge of the settlements built form and extends into the open countryside.	No

DEL0300027	Kirmington	Manor Farm, Kirmington	No change proposed. The methodology states development limits should exclude "Farmsteads, garden centres, plant nurseries, allotments, agricultural fields and paddocks, woodlands/orchards, designated wildlife sites (local wildlife sites etc.) at the edge of the settlements built form and that extend into the open countryside." As this land is a farmstead, which is partly overgrown its does not comply with the methodology for inclusion with the development limits	No
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CFS0300138	Kirton in Lindsey	Land at Ings Road, Kirton in Lindsey	<p>No change proposed. This site has been submitted for consideration as a proposed housing allocation through the 'Call for Sites' exercise. It has also been requested for inclusion within the settlement development limits. The site is currently open land on the edge of the settlement in the open countryside. The methodology states development limits should exclude "Farmsteads, garden centres, plant nurseries, allotments, agricultural fields and paddocks, woodlands/orchards, designated wildlife sites (local wildlife sites etc.) at the edge of the settlements built form and that extend into the open countryside". Furthermore, the land is not within the built form, as defined by the main central contiguous built form of a settlement." As this land is agricultural land / paddock / woodland / orchard and is beyond the main body of the settlement it does not comply with the methodology for inclusion within the development limits.</p>	No
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CFS0300071	Kirton in Lindsey	Land at Grayingham Road, Kirton in Lindsey	<p>No change proposed. This site has been submitted for consideration as a proposed housing allocation through the 'Call for Sites' exercise. It has also been requested for inclusion within the settlement development limits. The site is currently open agricultural land (including tress and hedgerows) and a woodland/orchard on the edge of the settlement in the open countryside. The methodology states development limits should exclude "Farmsteads, garden centres, plant nurseries, allotments, agricultural fields and paddocks, woodlands/orchards, designated wildlife sites (local wildlife sites etc.) at the edge of the settlements built form and that extend into the open countryside". Furthermore the land is not within the built form, as defined by the main central contiguous built form of a settlement." As this land is agricultural land and is beyond the main body of the settlement it does not comply with the methodology for inclusion within the development limits.</p>	No
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DEL0300025	Melton Ross	Land at Thornham Lodge, Melton Ross	No change proposed. The land in question is an open field which has a large green house in situ. The methodology states development limits should exclude "Farmsteads, garden centres, plant nurseries, allotments, agricultural fields and paddocks, woodlands/orchards, designated wildlife sites (local wildlife sites etc.) at the edge of the settlements built form and that extend into the open countryside."	No
CFS0300118	Messingham	Land north of Home Lane, Messingham	No change proposed. The methodology states development limits should exclude "Farmsteads, garden centres, plant nurseries, allotments, agricultural fields and paddocks, woodlands/orchards, designated wildlife sites (local wildlife sites etc.) at the edge of the settlements built form and that extend into the open countryside." As this land is agricultural land it does not comply with the methodology for inclusion within the development limits.	No

<p>57PZV submitted at Issues & Options Call for Sites 2018</p>	<p>Owston Ferry</p>	<p>Land at North Street, Owston Ferry</p>	<p>No change proposed. This site has been submitted for consideration as a proposed housing allocation through the 'Call for Sites' exercise. It has also been requested for inclusion within the settlement development limits. The site is currently open agricultural land on the edge of the settlement in the open countryside. The methodology states development limits should exclude "Farmsteads, garden centres, plant nurseries, allotments, agricultural fields and paddocks, woodlands/orchards, designated wildlife sites (local wildlife sites etc.) at the edge of the settlements built form and that extend into the open countryside". Furthermore the land is not within the built form, as defined by the main central contiguous built form of a settlement." As this land is agricultural land and is beyond the main body of the settlement it does not comply with the methodology for inclusion within the development limits.</p>	<p>No</p>
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DEL0300018	Roxby	Land south of Linhay	No change proposed. This site does not currently meet the criteria for inclusion within the development limit. A planning application for residential development was also refused at this site PA/2018/2305.	No
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CFS0300072	Scawby	Land at St Martins Road, Scawby	<p>No change proposed. This site has been submitted for consideration as a proposed housing allocation through the 'Call for Sites' exercise. It has also been requested for inclusion within the settlement development limits. The site is currently open agricultural land (including tress and hedgerows) and a woodland/orchard on the edge of the settlement in the open countryside. The methodology states development limits should exclude "Farmsteads, garden centres, plant nurseries, allotments, agricultural fields and paddocks, woodlands/orchards, designated wildlife sites (local wildlife sites etc.) at the edge of the settlements built form and that extend into the open countryside". Furthermore the land is not within the built form, as defined by the main central contiguous built form of a settlement." As this land is agricultural land and is beyond the main body of the settlement it does not comply with the methodology for inclusion within the development limits.</p>	No
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DEL0300001	Scunthorpe	Land at Brumby Common to the west of Scotter Road, Scunthorpe	No change proposed. The land is open land at the edge of the settlements built form and extends into the open countryside.	No
DEL0300006	Scunthorpe	Land at Brumby Common to the west of Scotter Road, Scunthorpe	No change proposed. This site does not currently meet the criteria for inclusion within the development limit.	No
DEL0300032	Scunthorpe	Land south of Cliff Lodge, Gravel Pit Lane, Yaddlethorpe, Scunthorpe	No change proposed. The methodology states development limits should exclude "Farmsteads, garden centres, plant nurseries, allotments, agricultural fields and paddocks, woodlands/orchards, designated wildlife sites (local wildlife sites etc.) at the edge of the settlements built form and that extend into the open countryside." As this land is agricultural land it does not comply with the methodology for inclusion within the development limits	No

CFS0300090	Scunthorpe	Former Brickworks, Scotter Road South, Scunthorpe	<p>No change proposed. This site has been submitted for consideration as a proposed housing allocation through the 'Call for Sites' exercise. It has also been requested for inclusion within the settlement development limits. The land is currently open land (that was previously developed but now cleared) on the edge of the settlement in the open countryside. The methodology supports the inclusion of land within development limits where it is in the main central contiguous built form of the settlement, where it is and existing commitment for built development or a proposed or committed land allocation. This site fails to meet the criteria for designation as it currently is an open area of land in the open countryside beyond the main body of the settlement.</p>	No
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<p>MOQ0V submitted at Call for Sites 2017</p>	<p>Scunthorpe</p>	<p>Land North of Burringham Road, Scunthorpe</p>	<p>No change proposed. This site has been submitted for consideration as a proposed housing allocation through the 'Call for Sites' exercise. It has also been requested for inclusion within the settlement development limits. The land is currently open land in the south (that was previously developed but now cleared) and an agricultural field in the north on the edge of the settlement in the open countryside. The methodology supports the inclusion of land within development limits where it is in the main central contiguous built form of the settlement, where it is an existing commitment for built development or a proposed or committed land allocation. This site fails to meet the criteria for designation as it currently is an open area of land in the open countryside beyond the main body of the settlement. Furthermore the methodology states development limits should exclude "Farmsteads, garden centres, plant nurseries, allotments, agricultural fields and paddocks, woodlands/orchards, designated wildlife sites (local wildlife sites etc.) at the edge of the settlements built form and that extend into the open countryside".</p> <p>As the land is not within the built form, as defined by the main central contiguous built form of a settlement and is agricultural land it does not comply with the methodology for inclusion within the development limits.</p>	<p>No</p>
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CFS0300089	Scunthorpe.	Land at Holme Lane, Scunthorpe.	<p>No change proposed. This site has been submitted for consideration as a proposed housing allocation through the 'Call for Sites' exercise. It has also been requested for inclusion within the settlement development limits. The site is currently open agricultural land (including tress and hedgerows) on the edge of the settlement in the open countryside. The methodology states development limits should exclude "Farmsteads, garden centres, plant nurseries, allotments, agricultural fields and paddocks, woodlands/orchards, designated wildlife sites (local wildlife sites etc.) at the edge of the settlements built form and that extend into the open countryside". Furthermore the land not within the built form, as defined by the main central contiguous built form of a settlement." As this land is agricultural land and is beyond the main body of the settlement it does not comply with the methodology for inclusion within the development limits.</p>	No
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DEL0300009	South Killingholme	Land behind Robinson Mews, Moat Lane, South Killingholme	No change proposed. The methodology states "Farmsteads, garden centres, plant nurseries, allotments, agricultural fields and paddocks, woodlands/orchards, designated wildlife sites (local wildlife sites etc.) at the edge of the settlements built form and that extend into the open countryside" will be excluded. This land is open land that extends into the open countryside.	No
DEL0300013	Thealby	East of Carr Lane, Thealby	No change proposed. The methodology states "Existing employment uses, caravan sites or leisure uses which are clearly detached from, or peripheral to, the main built up area of the settlement and which relate more to the countryside" will be excluded from settlement development limits.	No
DEL0300026	Ulceby	Land south of Cloister Mews, Ulceby	No change proposed. The methodology states development limits should exclude "Farmsteads, garden centres, plant nurseries, allotments, agricultural fields and paddocks, woodlands/orchards, designated wildlife sites (local wildlife sites etc.) at the edge of the settlements built form and that extend into the open countryside."	No

DEL0300011	West Halton	Land north of Winteringham Lane, West Halton	No change proposed. The methodology states "...agricultural fields and paddocks...at the edge of the settlements built form and that extend into the open countryside" will be excluded from settlement development limits. Further the methodology excludes "Individual or groups of less than 10 dwellings, nearby farm buildings or other structures that are considered to be detached physically or visually from the main built up area of the settlement and which relate more to the countryside.	No
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CFS0300121	Winteringham	Land at High Burgage, Winteringham	<p>No change proposed. This site has been submitted for consideration as a proposed housing allocation through the 'Call for Sites' exercise. It has also been requested for inclusion within the settlement development limits. The site is currently open agricultural land (including tress and hedgerows) and a woodland/orchard on the edge of the settlement in the open countryside. The methodology states development limits should exclude "Farmsteads, garden centres, plant nurseries, allotments, agricultural fields and paddocks, woodlands/orchards, designated wildlife sites (local wildlife sites etc.) at the edge of the settlements built form and that extend into the open countryside". Furthermore the land is not within the built form, as defined by the main central contiguous built form of a settlement." As this land is agricultural land and is beyond the main body of the settlement it does not comply with the methodology for inclusion within the development limits.</p>	No
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DEL0300012	Winterton	Land south of South Street, Winterton	No change proposed. The methodology states "...agricultural fields and paddocks...at the edge of the settlements built form and that extend into the open countryside" will be excluded from settlement development limits.	No
DEL0300022	Wootton	Land east of No.9, Ulceby Road, Wootton	No change proposed. The land is a large agricultural field at the edge of the settlements built form and extends into the open countryside. It does not meet the methodology for inclusion within the development limits.	No
DEL0300023	Wootton	Land south of the Pond, Wootton	No change proposed. The land is a large agricultural field at the edge of the settlements built form and extends into the open countryside. It does not meet the methodology for inclusion within the development limits.	No

CFS0300123	Wrawby	Land at Applefields, Wrawby	<p>No change proposed. This site has been submitted for consideration as a proposed housing allocation through the 'Call for Sites' exercise. It has also been requested for inclusion within the settlement development limits. The site is currently open agricultural land on the edge of the settlement in the open countryside. The methodology states development limits should exclude "Farmsteads, garden centres, plant nurseries, allotments, agricultural fields and paddocks, woodlands/orchards, designated wildlife sites (local wildlife sites etc.) at the edge of the settlements built form and that extend into the open countryside". Furthermore the land is not within the built form, as defined by the main central contiguous built form of a settlement." As this land is agricultural land and is beyond the main body of the settlement it does not comply with the methodology for inclusion within the development limits.</p>	No
CFS0300058	Wrawby	Land to the rear of Trust Care Wrawby	<p>No change proposed. This land is already within the settlement development limits for Wrawby. No amendments required.</p>	No

DEL0300034	Wressle	Land of Bridge Road, Wressle	<p>No change proposed. The methodology states development limits will exclude “Individual or groups of less than 10 dwellings, nearby farm buildings or other structures that are considered to be detached physically or visually from the main built up area of the settlement and which relate more to the countryside.” This land and the suggested buildings does not meet the criteria for inclusion within the development limits.</p>	No
DEL0300019		Land at Sandtoft Airfield	<p>No change proposed. This site is a rectangular site south of Sandtoft Road. The site has a building in situ at its southern end but is open to the north. The site is part of a former airfield that has industrial development, primarily to the north of Sandtoft Road. The site is effectively in the open countryside and is not adjoining any existing or proposed development limits. It does not form part of the central contiguous built form of a settlement; or is an employment sites which is clearly physically related to the industrial estates that are locationally positioned adjoining infrastructure.</p>	No