

Officers Report

Planning Application No: 144646

PROPOSAL: Planning application to erect 6no. dwellings.

LOCATION: Land adj to Dunholme Close Dunholme Lincolnshire LN2 3RY

WARD: Dunholme and Dunholme

WARD MEMBER(S):

APPLICANT NAME: Mr Tom Pickering

TARGET DECISION DATE: 19/05/2022

DEVELOPMENT TYPE: Minor - Dwellings

CASE OFFICER: Ian Elliott

RECOMMENDED DECISION: Refuse Permission

The application is considered to comprise a departure from the provisions of the development plan, in particular the Central Lincolnshire Local Plan and Dunholme Neighbourhood Plan. It has received objections from a Ward Member and from local residents. It has however received support from both Dunholme and Welton Parish Councils. The Planning Team Manager therefore considers it appropriate that the application is determined by the Planning Committee.

Site:

The application site is an area of relatively flat land (0.87 hectares) within the Parish of Dunholme. The site separates residential dwellings between the settlements of Welton and Dunholme. The site is within the Dunholme Parish, as are the dwellings immediately north but the residential dwellings to the north all have a Welton postal address and may be considered as part of Welton's 'developed footprint'. The site comprises a compound area identified by conifer trees/metal corrugated sheeting, areas of overgrown grass and areas used for storage of materials such as roof tiles, brick, stone and timber. The site also comprises items such as shipping containers, small sheds, trailers and a caravan structure. There are a number of grass bunds on the site. The site is accessed via a single access point off Ryland Road and has a natural vehicle track running from east to west. The north boundary of the site is screened by metal fencing with trees and hedging on the other side. The east boundary is screened by corrugated metal fencing/trees and hedging with some gaps. Hedging and trees (some gaps) screen the south and west boundaries. To the north of the site are residential dwellings with residential dwellings and open countryside to the east. To the south and west is open countryside. The site is designated as 'green wedge' between Dunholme and Dunholme/Welton, within the Development Plan. The site is identified as potentially contaminated land with public rights of way Dunh/169/1 adjacent the north boundary

Development:

The application proposes development to divide the site into two distinct areas. These are:

1. A line of 6no. five-bedroom two storey contemporary style dwellings in the north west corner of the site with vehicular access from Dunholme Close.
2. An area of open space with wildflower meadows and a footpath with two entrance/exit points.

Relevant history:

The planning history demonstrates that the application site has been subject to applications for residential (and other) developments for now approaching 60 years. Planning permission has been refused consistently across subsequent development plans due to the erosion of the settlement break or “green wedge”.

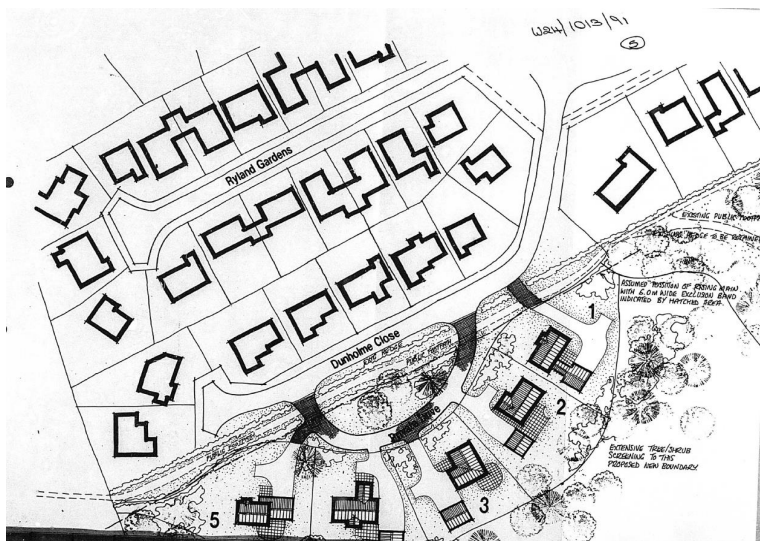
This latest application amounts to the seventh application for residential development since 1989. In 1991, 2013 and 2016, planning appeals were considered by Government Planning Inspectors – all were dismissed due to the harm to the settlement break. Relevant planning history is summarised as follows:

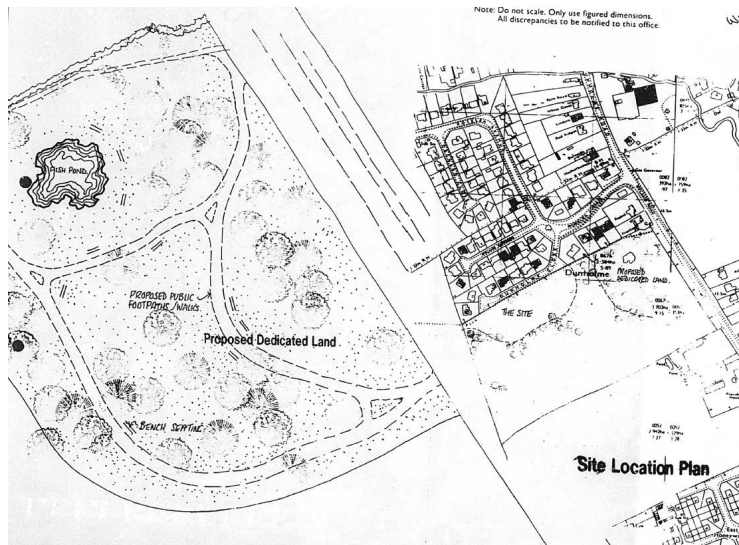
WR/227/62 – Erect dwellings. Refused 3rd August 1962 [Reason for refusal – result in coalescence of Welton and Dunholme].

W25/170/89 – Outline application to erect 5 dwellings. Refused 6th April 1989.

W24/131/91 – Construct two vehicular accesses. Approved with conditions. Appeal against conditions dismissed February 1992.

W24/1013/91 – Outline to erect 5 dwellings. Refused and Appeal (APP/N2535/A/92/210669/P2) dismissed 20th October 1992 (Development would intrude into attractive gap reducing separation of two Settlements) (See Appendix A)

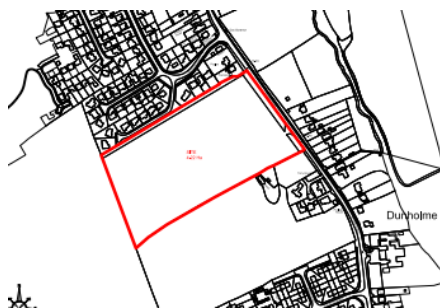




W24/97/95 – Outline planning application to erect eight dwellings. Refused 25th May 1995. [Reason for refusal – loss of important break between defined settlements].

W24/127/95 – Planning application to change the use of agricultural land to open space football pitch and to erect a clubhouse. Refused 25th May 1995. [Reason for refusal – loss of important break between defined settlements].

130168 - Outline planning application for erection of 74no. Dwellings-including 30no. affordable units-with associated access arrangements and open space provision-access to be considered and not reserved for subsequent applications - 20/09/13 – Refused – Appeal Dismissed 27/06/14 (APP/N2535/A/13/2207053) (See Appendix B)



Reason for Refusal:

1. The development is proposed to take place on previously undeveloped land identified as an undeveloped break between settlements within the West Lindsey Local Plan First Review (June 2006). The result of development would be to significantly erode the significance of the gap in sustaining the separate and individual identities and setting of these two villages, and would lead to the perceived coalescence of these individual settlements. This would be contrary to the provisions of STRAT13 of the West Lindsey Local Plan First Review which seeks to prevent development that would detract from the open rural character of undeveloped land which forms an open break, maintains the physical identity and prevents the coalescence of settlements. This significant

harm would outweigh the benefits of development and the proposals are not therefore considered to accord with the National Planning Policy Framework presumption in favour of sustainable development.

2. The site is considered to have the potential to contain heritage assets of archaeological significance, and the application does not adequately address the extent, significance and impact upon any such heritage assets. This is contrary to the approach of the National Planning Policy Framework, particularly chapter 12, which requires an assessment to consider the impact of a proposal on the significance of a heritage asset, and to avoid or minimise conflict

Extracts from appeal statement:

Paragraph 18

“The appeal site is not of high quality in landscape terms and it does not provide a memorable gateway feature, but its openness provides the contrast with the existing development to define the village edge and maintain the settlement’s rural context. The critical factor is the absence of a developed frontage to Ryland Road. It is particularly important that the undeveloped frontage is here reflected by the small field on the east side of Ryland Road. The two fields are not entirely opposite one another, so that the extent of the space they offer does not coincide. But the absence of built development to both sides of the road and the ability to perceive the open land beyond provides a critical clear break between the two villages.”

Paragraph 22

“The change from open land to developed housing area would be clearly discernible from Ryland Road. The extent of the open gap between settlements would be significantly reduced.”

Paragraph 27

“The effect of this would be to change the character of most of the west side of Ryland Road to a perceived developed frontage. Only the narrow intervals to the north and south of Cottingham Court would remain unbuilt. Crucially, for the first time the developed frontages to both sides of the road would overlap. There would be the beginnings of coalescence of the two villages.”

Paragraph 50

“In this case, taking account of the extent of development proposed, I find the effect on the gap between villages would be significantly harmful, and would have permanent effect. The direct conflict with the principle outlined by Policy STRAT 13 is a matter of great weight. On balance, the proposal’s adverse impacts would significantly and demonstrably outweigh its benefits. The proposal would not comprise a sustainable form of development in accordance with national and local policy.”

132425 - Outline planning application for erection of 12no. dwellings - access to be considered and not reserved for subsequent applications.

(The Council declined, in letter dated 24 March 2015, to determine the application under the provisions of s70A of the Town & Country Planning Act

1990. This is because the Authority thinks that the development and the land to which the application relates is substantially the same as that previously dismissed by the Secretary of State on appeal in the preceding two years; and that the Authority thinks that there has been no significant change in the relevant considerations since that event.)

132426 - Planning application for change of use from agricultural land to public open space – 27/08/15 – Refused – Appeal Allowed 14/06/16 (APP/N2535/W/16/314351) (See Appendix C/D)



133064 - Outline planning application for the erection of 12no. dwellings-access to be considered and not reserved for subsequent applications-resubmission of 132425 – 27/08/15 – Refused – Appeal Dismissed 14/06/16 (APP/N2535/W/16/3145353) (See Appendix C/D)



Reasons for Refusal:

1. The proposal is considered to represent unjustified residential development of land located within the open countryside. Furthermore the proposal will result in the partial development of land identified as an undeveloped break between settlements within the West Lindsey Local Plan First Review (June 2006), which is considered to significantly erode the significance of the gap in sustaining the separate and individual identities and setting of the villages of Dunholme and Dunholme and would lead to the perceived and actual coalescence of the villages. This significant and demonstrable harm would outweigh the benefits of the development. The proposal is therefore considered to be contrary to Local Plan Policies STRAT12 – Development in the Open Countryside and Policy STRAT13 - Undeveloped Breaks between Settlements and Green Wedges Around Lincoln of the West Lindsey Local Plan First Review (June 2006) and the emphasis of sustainable development contained in the NPPF, particularly paragraphs 7, 14, 17, 49, 55, 61 and 109.

Extracts from Appeal Decision (Appeal A for 12 dwellings):

Paragraph 12

“This is rather the point. The settlement break here is narrow, being only around 300m across. Although the appeal field may be unremarkable in landscape terms, it nonetheless comprises a significant proportion of the settlement break here and is, arguably, situated at the point between the two villages where the sense of their distinct separation is most readily apparent to those passing between them. This sense is further enhanced by the more enclosed and intimate form of the landscape of the settlement break at this point.”

Paragraph 13

“Far from being an indistinct gap, the openness of the appeal field, combined with that of the field to the east of Ryland Road, north of the ribbon development heading out from Dunholme, allows one to appreciate a critical distinction between the two villages when moving along Ryland Road. This is particularly apparent when heading north from Dunholme, when one can readily perceive a clearly defined southern edge to Dunholme formed by development on, and a firm landscaped boundary to, Dunholme Close and Roselea Avenue. In addition, even with the fencing to the field’s eastern boundary in place, the undeveloped nature of the appeal sites is clearly visible from vehicles and on foot, with views easily achieved across them to the field’s western hedgerow boundary and the open countryside beyond.”

Paragraph 14

“The sense of separation is also clearly perceptible from footpaths 169 and 785, which are obviously well used by local residents.”

Paragraph 15

“Should the proposed residential development proceed, it would extend the built form of Dunholme around 100m further south into the settlement break. Given the already narrow width of the break at this point, advancement of Dunholme’s built form to this degree, well beyond its well-established settlement edge, would result in a very significant reduction in the depth of the break.”

Paragraph 22

“I conclude, therefore, that the proposed residential development would have an adverse impact upon the undeveloped settlement break between Dunholme and Dunholme. It would conflict with Local Plan policies STRAT 12 and STRAT 13, and with emerging WNP policy EN4, the aims of which are set out above.”

Extracts from Appeal Decision (Appeal B for agricultural land to public open space):

Paragraph 19

“Turning to the proposed change of use to public open space, the Council’s concerns in this regard centre on the potential impacts of the paraphernalia (e.g. bins, benches, signage, play equipment) usually associated with public open space, which, it argues, would contribute to the sense of diminution of an undeveloped break between the villages. As discussed at the Hearing, however, this could be addressed by a condition removing relevant permitted development rights. As such, the principle of a change of use would be acceptable, subject to an appropriate landscaping and management plan for the site, and would not result in any appreciable change to the undeveloped break.”

Paragraph 22

“I further conclude that the proposed change of use to public open space would not have an adverse impact upon the settlement break and, thus, would not conflict with these same policies, receiving active support from WNP policy EN4.”

Representations

Cllr S England: Objections

This application is a rehash of several applications made to develop housing on this site. All have been refused and appeal to the planning inspectorate have been dismissed. This land is a settlement break between the villages of Dunholme and Dunholme clearly defined in the CLLP and it would seem supported as such in the upcoming review of that document. This application is based on the land being included in the proposed review of the Dunholme NP which carries no weight and is not reflective of the local plan either existing or proposed which N/P regulations require it to be

Dunholme Parish Council: Supports

Please find detailed below comments of Dunholme Parish Council who voted on the 7th March 2022 unanimously to support this application

This application differs significantly from previous applications not by just reducing the number of dwellings - It now includes eco-friendly contemporary sustainable dwellings, incorporating a living roof (wild flowers etc) which have been specifically designed to have low impact to views looking across the field from Ryland road.

The Parish Council welcomes the opportunity to support Creative Architecture along with sustainable Ecological credentials. An important element to the plan is the inclusion of a Community Green Space.

Amenity Greenspace

Open spaces that are normally predominately mown but may also include trees and landscaping. They may be used for a variety of informal recreational or social activities close to home or work, such as walking, sitting and passive recreation.

Natural and Semi-Natural Greenspace

Natural and semi-natural open space which have been planted or colonised by vegetation and wild life, including woodland and wetland areas the public have legal or passive access.

Access standard

400m walking distance to an accessible natural greenspace of at least 2 hectares - The above as defined in Central Lincolnshire local plan consultation Draft June 2021.

Green Wedge Ryland Road (south of Roselea Avenue)

There are two fields on the left defined as "Green Wedge" adjacent to Ryland road with a combined total of approximately 20 acres, one 10 acre field is owned by the appellant. This application only affects the Land adj. to Dunholme Close. The small development is situated in the top corner of the 10 acre field next to established dwellings. The development requires 2 acres in total, the remaining 8 acres is proposed to become Community Green Space.

The Parish Council consider the application constitutes a significant improvement to the physical structure and surrounding area of Green Wedge. The inclusion of the Community Green Space future protects the integrity of the Green Wedge. (Against any new guidance re-Green Wedge development) The construction of 6 houses of Contemporary Sustainable homes purposely designed to have low impact to the views from Ryland Road and close to established residential dwelling. There is a shortage of Community Green Spaces of this size (8 acres) in the area open to all, this could be a first. Residents of all ages will benefit.

Impact to Green Wedge

There will be a reduction in acreage from the present 20 to 18 acres that's if you accept the community Green space as a community asset in lieu of Green Wedge. We believe this application although reduces the defined Wedge our justification for supporting the application It opens enhanced views from Ryland Road which is currently detracting from of the local area which is in a poor unkempt condition. There have been a number of proposals over the years most offered Community Space, Car Parking for Primary School, Millennium Park one way or another unsuccessful. This application in fact has no negative impact on the amenities or neighbouring properties. We at Dunholme Parish Council want to see a resolution to this ongoing issue. Our community want see an attractive community space between both villages. The Parish council acknowledge the importance of Settlement Breaks the approval of this application protects the future of the Green Wedge for perpetuity.

Welton Parish Council: Supports

The Parish Council supports this application in line with policy EN4 of the Dunholme-by-Lincoln Neighbourhood Plan, in that it would enhance the green wedge for the benefit of both communities.

Local residents: Representations received from:

Support (summarised):
15 Dunholme Close, Dunholme

- No objections to this planning application.
- I would request that if this application is approved there are conditions applied:
 - A. Total removal of the leylandi trees along the north/north west boundary of the proposed development
 - B. Firm stipulations on positioning and varieties of any replacement trees/hedging planted as to not compromise the accessibility to solar energy or daylight at the properties on Dunholme close.

At present, and despite being south facing, many are either fully in shade or in shade for the majority of the day, due to the proximity of existing line of trees.

Objections (summarised):
2, 7, 11 Dunholme Close, Dunholme
2, 6 Roselea Avenue, Dunholme
The Manor, 1 Manor Lane, Dunholme

Green Wedge/Settlement Break

- Land is a settlement break between Dunholme and Dunholme as defined in the CLLP.
- Erodes the significance of the gap in sustaining the separate and individual identities and settings of these two villages.
- Be refused on same grounds as previous planning applications and appeals
- Any housing detracts from purpose of green wedge and set dangerous precedent for other green wedges/settlement breaks.
- Not consistent with CLLP or Dunholme Neighbourhood Plan.

Open Space

- Linking the housing to the open space does not in any way affect the primary decision.

Visual Impact

- Housing not in keeping with local style/character of housing in Dunholme and Dunholme.
- Not in keeping with adjacent bungalows.

Residential Amenity

- Infringe on the privacy of existing properties.
- Privacy and light impact from two storey dwellings on Roselea Avenue due to tree planting to the rear.

Highway Safety

- Increase in traffic on small cul-de-sac.

Flood Risk

- Site regularly floods.

Site Conditions

- Not a reason to justify planning permission as outlined by planning inspector.

Other

- Do not wish to have site compound situated within close proximity to existing dwellings.

LCC Highways/Lead Local Flood Authority: No objections with condition and advice

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Condition:

The development hereby permitted shall not be occupied before a footway (width to match existing) to connect the development to the existing footway network, has been provided in accordance with details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water run-off from the highway.

Strategic Housing: Comment

The size of the dwellings proposed on the above site exceeds 1000sqm which would trigger an affordable housing contribution under policy LP11 of the Central Lincolnshire Local Plan. However, that has now been superseded by the NPPF paragraph 64 which states affordable housing should only be sought on major developments. The NPPF defines major developments as "For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more." The site is 0.87 hectares in size and so will still trigger an affordable housing contribution.

With the location of the site, the contribution would be 25% of the units proposed to be delivered as affordable, on a site of six that would equate to 1.5 units. Although the Central Lincolnshire Local Plan states that all delivery of affordable housing must be on-site, I feel that due to the size of the proposed dwellings, none of them would be suitable to be delivered as affordable on the proposed site plan. With this in mind, an affordable housing commuted sum could be provided in lieu of on-site delivery. The current commuted sum for affordable housing in the Lincoln Strategy Area is £101,890 per dwelling which would mean that it would be a total of £152,835 commuted sum required on this site.

The contribution would be required to be secured through a S106 with a preferred trigger of payment on completion of 50% of the dwellings on site.

LCC Archaeology: No objections subject to conditions and advice
Parts of the proposed development area have previously been subject to a programme of archaeological evaluation in order to better understand the known site of an Iron Age settlement which is recorded in the Lincolnshire Historic Environment Record. The evaluation confirmed that the eastern part of the site contains the remains of an enclosed Iron Age round house settlement, with driveway and surrounding field system. This presents a number of issues and opportunities that are discussed separately below.

Preservation in Situ

The known archaeological remains on this site are of considerable archaeological interest and are best “preserved in situ” under public open space, as encouraged in the NPPF Section 16 and Central Lincolnshire Local Plan Policy LP25. It is understood that this is the approach that is proposed for the remains in the present application. In order to ensure that there is no impact during construction on the remains that are to be preserved in situ, this area will need to be fenced and clearly signed during the construction phase of the development. This is to ensure that no accidental impacts take place, such as through use as a site compound, storing heavy plant, dumping of soil or excavations for utilities or drainage. This should be secured by an appropriately worded condition.

Potential to Enhance the Historic Environment in the Public Open Space & Avoid Future Impacts

We would also recommend that there are opportunities to reflect the site’s important archaeological heritage within the design of the public open space in order to enhance and better reveal the significance of the village’s historic environment, and contribute to place making within the green wedge. The public benefits of protecting and enhancing the historic environment for creating sense of place and local distinctiveness is encouraged in the Section 16 of the NPPF, and the Central Lincolnshire Local Plan in Policies LP25 and LP22. In particular, we would encourage the developer to include a fixed interpretation board within the public open space which explains the significance of the Iron Age settlement, and how these ancient people lived sustainably within the landscape. This should clearly identify the location of the archaeological remains in order to raise public awareness, and discourage potentially damaging activities such as metal detecting, or future impacts such as through the creation of ponds or construction of structures or hard landscaping which would not be compatible with their preservation. We would also advise against tree planting directly within the enclosure of the Iron Age settlement where the most significant remains are located, as this could also have a detrimental impact on the archaeological remains. It is recommended that information on the archaeology should be shared with the landscape contractor and this office should be consulted on the final landscaping proposals and management plan in order to avoid or minimise potential future impacts.

Mitigation of Potential Archaeological Impacts from the Proposed Dwellings

The proposed new houses are located in the northwest part of the site, away from the most significant archaeological remains revealed in the evaluation, in an area which is thought to be of lower archaeological potential. Trench 7, which was the closest to the proposed dwellings did however reveal a ditch containing a probable Roman tile and there remains the potential for remains within this part of the site for features that may provide information on the setting of the Iron Age settlement. We would therefore recommend that all groundworks should be monitored by an archaeological with the ability to stop and fully record archaeological features. It is therefore recommended that prior to any groundworks the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook) in accordance with a written scheme of investigation submitted to and approved in writing by the local planning authority. This should be secured by appropriately worded conditions to enable heritage assets within the site to be recorded prior to their destruction. Initially I envisage that this would involve monitoring of all groundworks, with the ability to stop and fully record archaeological features.

NHS: No financial contribution required

LCC Education: No financial contribution required

WLDC Environmental Protection: No objection subject to conditions

- Contamination Condition
- Construction Management Plan Condition

WLDC Tree and Landscape Officer: Comment

The only plan I can see with some proposed planting is the 'Proposed Site Plan', Dwg No. Idc-3047-PL-02A, which appears to be an indicative plan pointing out where different types of planting would be, i.e. area of amenity grass, area of wildflower meadow, and does not contain any details. There are lots of tree symbols shown dotted around the site, but the plan does not mention trees. This in itself is inadequate as a scheme of landscaping. A detailed scheme of landscaping should be required, to include schedules giving details on species, tree sizes, tree form, shrub/plant container sizes of plant heights, meadow seed mix, any bulbs or grasses etc... The plan should identify which species is to be planted where. What does the 'wild grass bank' entail? It is to have a range of meadow type grasses planted, and would it be managed? We would not want a grass bank that is just left to go wild and become covered in unsightly weeds. Details should be provided so we can determine if the proposals are appropriate and how they would be managed for future amenity and biodiversity value. Details on ground preparation, planting pits, protection and support for trees, and aftercare should be required to ensure the new planting has the best chances of survival, particularly for the meadow areas as they require specific management regarding number of mowings, time of year, mown grass height, and treatment of arisings, otherwise the meadow plants and grasses will disappear in just 3 or 4 years if the areas are inappropriately managed. For all

communal or public open space areas, details of management and maintenance should also be required to ensure they are appropriately maintained in the future.

Conclusion

The proposed planting shown on the 'site layout plan' is inadequate as a landscape scheme. Further information and details are required.

Witham Third Internal Drainage Board: Comment

A permanent undeveloped strip of sufficient width should be made available adjacent to the top of the bank of all watercourses on Site to allow future maintenance works to be undertaken. Suitable access arrangements to this strip should also be agreed. Access should be agreed with the Local Planning Authority, LCC and the third party that will be responsible for the maintenance in consultation with the Internal Drainage Board where a watercourse is subject to Byelaws.

All drainage routes through the Site should be maintained both during the works on Site and after completion of the works. Provisions should be made to ensure that upstream and downstream riparian owners and those areas that are presently served by any drainage routes passing through or adjacent to the Site are not adversely affected by the development.

Drainage routes shall include all methods by which water may be transferred through the Site and shall include such systems as "ridge and furrow" and "overland flows". The effect of raising Site levels on adjacent property must be carefully considered and measures taken to negate influences must be approved by the Local Planning Authority.

No development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water drainage system.

- If soakaways are proposed the suitability of new soakaways, as a means of surface water disposal, should be to an appropriate standard and to the satisfaction of the Approving Authority in conjunction with the Local Planning Authority. If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained. Should this be necessary this Board would wish to be reconsulted.
- Where Surface Water is to be directed into a Mains Sewer System the relevant bodies must be contacted to ensure the system has sufficient capacity to accept any additional Surface Water.
- Any discharge into a water course will require a consent from the Board under the Land Drainage Act.

The provision for future maintenance of a surface water drainage system through a management company consisting of the residents, it is important that it is made clear what are the maintenance responsibilities for the

residents particularly in the medium to long term as the development matures and the properties change hands.

The Board has a major concern over the long-term maintenance of such arrangements and the difficulties of enforcing them. As the Local Planning Authority West Lindsey DC must ensure provisions are put in place to safeguard this so there is no increased flood risk to the new and existing properties, as currently the only way to enforce this is through the provisions in the planning process.

Lincolnshire Ramblers: Objections

It is adding to the Urban Sprawl that is happening throughout Lincolnshire and did not appear in the Local Plan. The Development turns The Public Right Of Way which is a countryside walk in to another walk between two housing estates. It will be the end of the green belt between Dunholme and Dunholme turning two settlements in to one larger one and they will lose the separate identities.

IDOX checked: 18th May 2022

Relevant Planning Policies:

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2017); the Dunholme Neighbourhood Plan (made 23rd January 2017) and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Development Plan

• ***Central Lincolnshire Local Plan 2012-2036 (CLLP)***

Relevant policies of the CLLP include:

LP1 A Presumption in Favour of Sustainable Development

LP2 The Spatial Strategy and Settlement Hierarchy

LP3 Level and Distribution of Growth

LP9 Health and Wellbeing

LP10 Meeting Accommodation Needs

LP11 Affordable Housing

LP12 Infrastructure to Support Growth

LP13 Accessibility and Transport

LP14 Managing Water Resources and Flood Risk

LP16 Development on Land Affected by Contamination

LP17 Landscape, Townscape and Views

LP21 Biodiversity and Geodiversity

LP22 Green Wedge

LP24 Creation of New Open Space, Sports and Recreation Facilities

LP25 The Historic Environment

LP26 Design and Amenity

LP52 Residential Allocations – Large Villages

<https://www.west-lindsey.gov.uk/my-services/planning-and-building/planning-policy/central-lincolnshire-local-plan/>

- ***Dunholme Neighbourhood Plan (DNP)***

Relevant policies of the NP include:

Policy 1 General Housing Growth

Policy 2 Housing Type and Mix

Policy 4 Design Principles

Policy 6 Public Recreational Open Space

Policy 7 Green Infrastructure

Policy 10 Landscape Character

Policy 11 Settlement Breaks

Policy 13 Reducing Flood Risk

Policy 14 Water and Waste

A review of the existing Dunholme Neighbourhood Plan is currently being prepared by Dunholme Parish Council.

<https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindsey/dunholme-neighbourhood-plan-made>

- ***Lincolnshire Minerals and Waste Local Plan (LMWLP)***

The site is not within a Minerals Safeguarding Area, Minerals or Waste site / area.

<https://www.lincolnshire.gov.uk/residents/environment-and-planning/planning-and-development/minerals-and-waste/88170.article>

National policy & guidance (Material Consideration)

- ***National Planning Policy Framework (NPPF)***

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in July 2021. Paragraph 219 states:

"Existing [development plan] policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."

- ***National Planning Practice Guidance***

<https://www.gov.uk/government/collections/planning-practice-guidance>

- **National Design Guide (2019)**

<https://www.gov.uk/government/collections/planning-practice-guidance>

- **National Design Model Code**

<https://www.gov.uk/government/publications/national-model-design-code>

Draft Local Plan / Neighbourhood Plan (Material Consideration)

NPPF paragraph 48 states that Local planning authorities may give weight to relevant policies in emerging plans according to:

- (a) *the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
- (b) *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- (c) *the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*

- **Consultation Draft Central Lincolnshire Local Plan Review June 2021 (DCLLPR)**

Review of the Central Lincolnshire Local Plan commenced in 2019. The 1st Consultation Draft (Reg18) of the Local Plan was published in June 2021, and was subject to public consultation. Following a review of the public response, the Proposed Submission (Reg19) draft of the Local Plan has been published (16th March) - and this is now subject to a further round of public consultation (expiring 9th May 2022).

The Draft Plan may be a material consideration, where its policies are relevant. Applying paragraph 48 of the NPPF (above), the decision maker may give some weight to the Reg19 Plan (as the 2nd draft) where its policies are relevant, but this is still limited whilst consultation is taking place and the extent to which there may still be unresolved objections is currently unknown.

Relevant Policies:

- S1 The Spatial Strategy and Settlement Hierarchy
- S2 Growth Levels and Distribution
- S4 Housing Development in or Adjacent to Villages
- S5 Development in the Countryside
- S6 Reducing Energy Consumption – Residential Development
- S19 Resilient and Adaptable Design
- S20 Flood Risk and Water Resources
- S21 Affordable Housing
- S22 Meeting Accommodation Needs
- S44 Strategic Infrastructure Requirements
- S46 Accessibility and Transport
- S47 Walking and Cycling Routes
- S48 Parking Provision

S50 Creation of New Open Space, Sports and Leisure Facilities
S52 Design and Amenity
S53 Health and Wellbeing
S55 Development on Land Affected by Contamination
S56 The Historic Environment
S59 Protecting Biodiversity and Geodiversity
S60 Biodiversity Opportunity and Delivering Measurable Net Gains
S62 Green Wedges
S65 Trees, Woodland and Hedgerows
S66 Best and Most Versatile Agricultural Land

<https://central-lincs.inconsult.uk/connect.ti/CLLP.Draft.Local.Plan/consultationHome>

Other Material considerations:

- **Welton by Lincoln Neighbourhood Plan (WNP) - Made 5th June 2016**

The north boundary of the application site is approximately 87 metres away from the shared Parish boundary between Dunholme and Welton although the dwellings off Dunholme Close and Roselea Avenue are addressed in Welton. The WNP includes the following neighbourhood plan policy:

Policy EN4 Green Wedge

<https://www.west-lindsey.gov.uk/planning-building-control/planning/neighbourhood-planning/all-neighbourhood-plans-west-lindsey/Dunholme-lincoln-neighbourhood-plan-made>

Whilst the WNP contains a policy on the green wedge the site is outside of the Welton Neighbourhood Area and is land within the Dunholme Parish area. It is not therefore a part of the statutory development plan, against which the application must be determined.

Policy EN4 of the Welton by Lincoln Neighbourhood Plan is identical to policy 11 of the DNP, part of the statutory development plan.

Nonetheless, that the Welton Plan has a policy to protect the settlement break and prevent physical (or perceived) coalescence with Dunholme, is a material planning consideration.

Central Lincolnshire Developer Contributions Supplementary Planning Document - Adopted June 2018

<https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/supplementary-planning-documents-and-guidance-notes/>

Main issues:

- Principle of the Development
*Central Lincolnshire Local Plan 2012-2036
Neighbourhood Plan
Discussion*

- *Concluding Statement*
- Affordable Housing
- Developer Contributions
- *National Health Service*
- *LCC Education*
- *Open Space*
- *Community Infrastructure Levy*
- Design
- Residential Amenity
- Highway Safety
- Drainage
- *Foul Water*
- *Surface Water*
- Archaeology
- Biodiversity
- *Protected Species*
- *Trees*
- Landscaping
- Contamination

Assessment:

Principle of the Development

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Central Lincolnshire Local Plan 2012-2036:

Local policy LP2 sets out a spatial strategy and settlement hierarchy from which to focus growth. Local policy LP2 states most housing development proposals in Dunholme (Large Village) will be '*via sites allocated in this plan, or appropriate infill, intensification or renewal within the existing developed footprint*'. The site is not identified as an allocated site in Local Policy LP52 of the CLLP.

Local policy LP2 defines an appropriate location as "*throughout this policy, the term 'appropriate locations' means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan (such as, but not exclusively, Policy LP26). In addition, to qualify as an 'appropriate location', the site, if developed, would:*

- *retain the core shape and form of the settlement;*
- *not significantly harm the settlement's character and appearance; and not significantly harm the character and appearance of the surrounding countryside or the*
- *rural setting of the settlement."*

Neighbourhood Plan:

The application site is located within the Parish of Dunholme. The shared boundary with Welton is approximately 87 metres to the north although the dwellings off Dunholme Close and Roselea Avenue are addressed in Welton. Both Dunholme and Welton have a made neighbourhood plan which post-dates the Central Lincolnshire Local Plan. Dunholme Neighbourhood Plan is the relevant host Neighbourhood Plan and part of the statutory development plan, against which the application must be considered.

The application site is outside of the Welton-by-Lincoln Neighbourhood Plan area – although its policy to protect the settlement break is a material consideration.

Dunholme Neighbourhood Plan (DNP):

As referenced above the made Dunholme Neighbourhood Plan is part of the Development Plan and has full weight in the decision making process. The relevant policies are listed in the policy section above but the principle policies are:

Policy 1 sets out the housing growth for Dunholme on allocated and windfall development.

Policy 2 sets out the requirement for the type and mix of housing.

Policy 4 provides criteria for design principles for development in Dunholme.

Policy 11 protects the settlement break from harmful development and development which leads to coalescence of Dunholme and Welton. Development which conserves, protects and/or enhances the green wedge for the benefit of the communities, for leisure and wildlife will be strongly supported.

Welton by Lincoln Neighbourhood Plan (WNP):

The weight given to the WNP is considered earlier on the report.

Discussion:

The proposed development is split into two distinct areas comprising:

- 6 dwellings in the north west corner of the site
- a large area of open space with a footpath with two entrance/exit points on the remainder of the site which would be available to the general public.

Housing Growth

The application site is not an allocated housing site in local policy LP52 of the CLLP or the DNP.

Glossary D of the CLLP defines infill (pg137) as “*development of a site between two buildings*” and local policy LP2 tier 4 requires infill, intensification and renewal development to be within the existing developed footprint. Policy 1 and 3 of the DNP only supports small scale windfall and infill development if it is within the developed footprint and meets to remaining criteria in policy 3 (criteria 2-5). The position of the proposed dwellings would not be between

two buildings and would not be considered to be within the developed footprint of Dunholme (or Welton). Therefore the development would not be considered a windfall, infill, intensification or renewal development.

In line with local policy LP2 the development would additionally not retain the core shape and form of the settlement and would have a significant impact on the character and appearance of the settlement and its rural setting. It would not therefore qualify as an “appropriate location” under local policy LP2.

Local policy LP2 tier 4 of the CLLP additionally states that *“in exceptional circumstances, additional growth on non-allocated sites in appropriate locations outside of, but immediately adjacent to, the developed footprint of these large villages might be considered favourably, though these are unlikely to be of a scale over 25 dwellings / 1 ha per site (whichever is the smaller).”* Exceptional circumstances is defined within local policy LP2 as *“a matter for the decision maker to determine, but could be, for example, where the development delivers a community facility (see Policy LP15) substantially above and beyond what would ordinarily be required by Policy LP12 or LP15 (or any other policy in the Local Plan), and for which a clear need has been identified.”*

The proposed location of the housing would be immediately adjacent the developed footprint of the settlement of Welton but no justification for exceptional circumstances have been submitted with the application. The application does provide an area of open space for community use which would be above and beyond what would normally be required by policy LP12 of the CLLP for 6 five bedroom dwellings.

However it is considered that the site has previously has planning permission for public open space without permission for residential. It is not considered that residential development is a necessity in order for the applicant to tidy up the site – it is already within his control to do so. Therefore cannot be considered as exceptional in accordance with local policy LP2 of the CLLP.

Green Wedge

Local policy LP22 of the CLLP is clear in that *“Green Wedges, as identified on the Policies Map, have been identified to fulfil one or more of the following functions and policy aims:*

- *Prevention of the physical merging of settlements, preserving their separate identity, local character and historic character;*
- *Creation of a multi-functional ‘green lung’ to offer communities a direct and continuous link to the open countryside beyond the urban area;*
- *Provision of an accessible recreational resource, with both formal and informal opportunities, close to where people live, where public access is maximised without compromising the integrity of the Green Wedge;*
- *Conservation and enhancement of local wildlife and protection of links between wildlife sites to support wildlife corridors.”*

Local policy LP22 goes on to state that:

Within the Green Wedges planning permission will not be granted for any form of development, including changes of use, unless:

- a) it can be demonstrated that the development is not contrary or detrimental to the above functions and aims; or*
- b) it is essential for the proposed development to be located within the Green Wedge, and the benefits of which override the potential impact on the Green Wedge.*

Development proposals within a Green Wedge will be expected to have regard to:

- c) the need to retain the open and undeveloped character of the Green Wedge, physical separation between settlements, historic environment character and green infrastructure value;*
- d) the maintenance and enhancement of the network of footpaths, cycleways and bridleways, and their links to the countryside, to retain and enhance public access, where appropriate to the role and function of the Green Wedge;*
- e) opportunities to improve the quality and function of green infrastructure within the Green Wedge with regard to the Central Lincolnshire Green Infrastructure network and Biodiversity Opportunity Mapping.”*

Policy 11 of the DNP states that:

“Development that would detract from the purpose of the Green Wedge, which is to protect the open rural character of land between Welton and Dunholme and prevent the coalescence of the two settlements will not be supported.

Proposals to conserve, protect and/ or otherwise enhance the Green Wedge for the benefit of the communities, for leisure and recreation use and provision as a safe haven for wildlife will be strongly supported”.

Figure 36 of the Dunholme Character Assessment identifies the green gap between Dunholme and Welton.

Policy EN4 of the Welton Neighbourhood Plan has a similar policy to that of Dunholme. The site is not within the Welton Neighbourhood Area and it is not part of the statutory development plan for this site. Nonetheless, that Welton have policies to protect the settlement break is a material planning consideration.

The inspector in planning appeal APP/N2535/W/16/314351 (open space) considered the open space to be acceptable subject to a condition removing relevant permitted development rights as it would “*not result in any appreciable change to the undeveloped break*” or “*have an adverse impact upon the settlement break*”.

The inspector in planning appeal APP/N2535/W/16/3145353 (12 residential dwellings) commented on the narrowness (300 metres) of the settlement

break and the role the field plays in providing a critical distinction between the villages. The inspector in paragraph 15 stated that *“Should the proposed residential development proceed, it would extend the built form of Dunholme around 100m further south into the settlement break. Given the already narrow width of the break at this point, advancement of Dunholme’s built form to this degree, well beyond its well-established settlement edge, would result in a very significant reduction in the depth of the break.”*

The inspector concluded in paragraph 22 that the *“proposed residential development would have an adverse impact upon the undeveloped settlement break between Dunholme and Dunholme”*.

The Dunholme Parish Council and Welton Parish Council have both submitted support to the application with the Dunholme Parish Council stating it would constitute *“a significant improvement to the physical structure and surrounding area of Green Wedge. The inclusion of the Community Green Space future protects the integrity of the Green Wedge.”*

Objections to the harm on the green wedge have been submitted from local residents.

As already stated the application is split into two distinct areas of open space and residential units.

The area of open space would provide an open accessible recreational resource to the local people with an identified pedestrian walkway which links between two access points. The area would retain the open character of the green wedge whilst enhancing its biodiversity value by the introduction of new trees and wildflower meadows. The open space would retain a wildlife corridor link to the adjoining fields to the south and west.

The proposed residential development would protrude and reduce the green wedge by approximately 50 metres and would be approximately 190 metres long. The green wedge from the boundary with Dunholme Close and the boundary with Swan Close/Tennyson Drive is approximately 300 metres wide. The introduction of residential built form would be an inappropriate physical intrusion into the green wedge which would be highly visible to the users of the public rights of way. Users of footpath Dunh/169/1 would have to traverse between the development and existing housing – they would no longer be walking through and experiencing the green wedge. This is a matter which the Ramblers Association have noted in their representations.

The proposed development would therefore reduce the green wedge by 16.6% and introduce an inappropriate physical intrusion into this narrow green wedge. Whilst the proposed area of residential is half the amount refused and dismissed at appeal in planning application 133064 it would still be considered to significantly reduce the physical separation between the settlements by the introduction of dwellings and would harm the character and function of the green wedge.

Concluding Statement:

The proposed housing would be considered not to be located in an appropriate location for housing development. Whilst the area of open space is considered acceptable the development through the introduction of residential units would unacceptably harm the character and function of the green wedge and significantly reduce the narrow gap which divides the settlements.

The development would therefore not accord with local policy LP2 and LP22 of the CLLP, policy 1, 3 and 11 of the DNP and the provisions of the NPPF.

It is considered that policies LP2, LP22, 1, 3 and 11 are consistent with the sustainability, housing growth and green wedge guidance of the NPPF and can be attached full weight.

Affordable Housing

A material consideration is the latest version of the NPPF. Paragraph 64 of the NPPF states that *“provision of affordable housing should not be sought for residential developments that are not Major Developments”*. Major Development is defined in Annex 2 of the NPPF as *“For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more”*. On the triggering the requirement for Affordable Housing should the site area being over 0.5 hectares.

Local policy LP11 requires a contribution towards affordable housing on developments of 11 dwellings or more, or on development sites of less than 11 units if the total floor space of the proposed units exceed 1,000m². Criteria b (i) equates that to 25% (Lincoln Strategy Area (Excluding SUE's)) of the dwellings on site being affordable housing.

Criteria 2, policy 2 of the DNP states that *“Proposals should also, where possible, contribute to the provision of affordable housing as detailed within the most up-to-date Local Development Plan”*.

The Authorities Homes, Health and Wellbeing Team Manager confirms that the affordable housing contribution equate to 1.5 units and *“the current commuted sum for affordable housing in the Lincoln Strategy Area is £101,890 per dwelling which would mean that it would be a total of £152,835 commuted sum required on this site. The contribution would be required to be secured through a S106 with a preferred trigger of payment on completion of 50% of the dwellings on site.”*

No affordable housing contribution has been put forward or a heads of terms submitted. The development is therefore not in accordance with the affordable housing contribution required by local policy LP11 of the CLLP, draft local policy S21 of the DCLLPR, policy 2 of the DNP and the provisions of the NPPF.

It is considered that policy LP11 and policy 2 are not wholly consistent with the affordable housing for major developments guidance of the NPPF and can be attached some weight.

Developer Contributions

Local policy LP9 of the CLLP states that *'The Central Lincolnshire authorities will expect development proposals to promote, support and enhance physical and mental health and wellbeing, and thus contribute to reducing health inequalities. This will be achieved by:*

- a) *Seeking, in line with guidance at policy LP12, developer contributions towards new or enhanced health facilities from developers where development results in a shortfall or worsening of provision, as informed by the outcome of consultation with health care commissioners'*

Local policy LP12 of the CLLP states that *'developers will be expected to contribute towards the delivery of relevant infrastructure. They will either make direct provision or will contribute towards the provision of local and strategic infrastructure required by the development either alone or cumulatively with other developments'*.

National Health Service (NHS):

The NHS has not requested a financial contribution.

LCC Education:

LCC Education has not requested a financial contribution.

Open Space:

Local policy LP24 of the CLLP states that *'The Central Lincolnshire Authorities will seek to:*

- *reduce public open space, sports and recreational facilities deficiency;*
- *ensure development provides an appropriate amount of new open space, sports and recreation facilities; and*
- *improve the quality of, and access to, existing open spaces, sports and recreation facilities.*

'Residential development will be required to provide new or enhanced provision of public open space, sports and recreation facilities in accordance with the standards set out in Appendix C and in compliance with the latest Central Lincolnshire Developer Contributions Supplementary Planning Document (or similar subsequent document)'. It additionally states that the first option is for it to 'be provided on-site in a suitable location'.

Policy 6 of the DNP states that *"Proposals to enhance or provide new public open space within new developments will be supported in principle subject to their location and designation."*

Appendix C of the CLLP provides the standards required for category 4 settlements in the hierarchy of local policy LP2. It declares that the local usable greenspace should be at a level of 1.5 hectares per 1000 population.

It is preferred that the greenspace is provided on site but if not feasible then an offsite contribution to improve existing facilities will be considered.

Appendix C additionally sets out accessibility and quality standards to open space play provision within the area. These standards are:

Open Space Type	Accessibility Standards	Quality Standard
Amenity Green space over 0.2 hectare	Local (LAP) - 400m or 5 minute walk	Good and above as defined by Green Flag standards or any locally agreed quality criteria.
Formal Equipped Play areas	Local Equipped Area of Play (LEAP) - 400m or 5 minute walk Neighbourhood Equipped Area of Play (NEAP) - 1200m or 15 minute walk	Good and above as defined by Fields in Trust standards and/or any locally agreed quality criteria.
Playing Field provision	Local provision - 1200m or 15 minute walk Strategic provision - 15km distance or 15 minute drive	Good and above as defined by sport England Governing body standards or locally agreed quality criteria.

According to The Fields in Trust website ¹(FIT) (previously the National Playing Fields Association (NPFA)) *standards have 3 categories of equipped play areas. These are local areas for play (LAP), local equipped area for play (LEAP) and neighbourhood equipped area for play (NEAP). The main characteristics of each category are:*

LAP (Local Area for Play)

The LAP is a small area of open space specifically designated and primarily laid out for very young children to play close to where they live.

LEAP (Local Equipped Area for Play)

The LEAP is an area of open space specifically designated and laid out with features including equipment for children who are beginning to go out and play independently close to where they live.

NEAP (Neighbourhood Equipped Area for Play)

¹ <http://www.softsurfaces.co.uk/blog/playground-surfacing/lap-leap-neap-play-area/>

The NEAP is an area of open space specifically designated, laid out and equipped mainly for older children but with the play opportunities for younger children as well.

Manor Park Sports Ground, Welton is an approximate 1200m walk from the site. Manor Park Sports Ground is accessible on foot via lit public footpaths and comprises the following facilities:

- Large pavilion (includes a library)
- Large car park
- Full and junior sized football pitches
- Enclosed Artificial pitch
- Enclosed Crown Bowling Green
- Skate Park
- Fully fenced young children's play area
 - 3 springy rides*
 - 1 climbing frame*
 - 1 toddler climbing/slide combination*
 - 2 young child swing*
 - 1 toddler swing*

The Welton Sports and Social Club is an approximate 800m walk from the site and comprises the following facilities:

- Social club
- Modest car park
- Football pitch (no goals)
- Grass space
- 1 Older and 1 younger climbing frame
- 3 older children swings
- 2 toddler swings
- 4 springy rides
- 1 toddler slide
- 1 toddler roundabout
- 6 benches
- 3/4 bins

The Dunholme Village Hall is an approximate 900m walk from the site and comprises the following facilities:

- Enclosed Crown Bowling Green
- Indoor Bowling Facility
- Tennis Courts
- Grassed recreational area

In light of the facilities listed above Manor Park Sports Ground, Welton Sports and Social Club and Dunholme Village Hall are considered to be a Neighbourhood Equipped Area for Play (NEAP).

When compared against the standards table in appendix C Manor Park Sports Ground, Welton Sports and Social Ground and Dunholme Village Hall are within the 1200m or 15 minute walk limit for a NEAP. The open space on the site would provide a LAP within 400 metres. There would not be a LEAP within 400 metres but these are available with adult supervision via lit public footpaths.

The presence of a Public Rights of Way adjacent the north boundary would provide a further close useful mode of outdoor exercise to the residents and provide public access to walks within the open countryside. The presence of the Public Rights of Way is a bonus to the potential future residents and would provide an added benefit.

Site layout plan Idc-3047-PL-02_A dated 18th January 2022 identifies an area of public open space measuring approximately 30,000m² but this is for walking and not intended for an area of play for younger or older children.

Paragraph 10.8 of the Central Lincolnshire Developer Contributions Supplementary Planning Document (DCSPD) adopted June 2018 provides a table to enable an assumption of housing developments population creation.

In this case the open space figure can be calculated as the application is a full application including elevation and floor plans. The development would comprise:

6 x 5 bedroom dwellings (average 3.1 people)

Therefore the amount of people that on average would populate the development and increase the population of Dunholme by 19 (18.6) people.

To derive at the amount of public open space the development should deliver it is necessary to calculate the proposed population increase against the amount of greenspace the development should deliver (preferably on site):

$19 \text{ (average people per dwelling)}/1000 \text{ population} \times 1.5 \text{ hectares} = 0.0285 \text{ hectares or } 285\text{m}^2$

Therefore although the open space is not specifically for younger and older children play the open space proposed on the site plan is well in excess of the required 285m².

The development would provide a large area of public open space and would be located within acceptable walking distances of existing open space facilities with good quality play equipment (NEAP) in the village but would not be within 400 metres of a LEAP or LAT but these are accessible by lit pedestrian footpaths.

Therefore cumulatively the development particularly with the large area of open space would accord with local policy LP9 and LP24 of the CLLP, draft policy S50 and S53 of the DCLLPR and the provisions of the NPPF.

No details have been submitted in relation to the Maintenance and management of this large area of public open space. This would need to be secured in a signed and certified S106 Legal Agreement.

It is considered that policies LP9 and LP24 are consistent with the public open space and health guidance of the NPPF and can be attached full weight.

Design

Objections have been received from residents in relation to the dwellings not being in keeping with the surrounding area.

Local policy LP17 states that *“To protect and enhance the intrinsic value of our landscape and townscape, including the setting of settlements, proposals should have particular regard to maintaining and responding positively to any natural and man-made features within the landscape and townscape which positively contribute to the character of the area, such as (but not limited to) historic buildings and monuments, other landmark buildings, topography, trees and woodland, hedgerows, walls, water features, field patterns and intervisibility between rural historic settlements”*.

Developments should also *“be designed (through considerate development, layout and design) to preserve or enhance key local views and vistas”*.

LP18 states that development proposals will be considered more favourably if the scheme would make a positive and significant contribution towards one or more of the following (which are listed in order of preference):

- Reducing demand
- Resource efficiency
- Energy production
- Carbon off-setting

Local policy LP26(c) of the CLLP states that *All development proposals must take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place. As such, and where applicable, proposals will be required to demonstrate, to a degree proportionate to the proposal, that they:*

c. Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;

Policy 4 (Design Principles) of the DNP sets out that development should recognise and reinforce *“the distinct local character in relation to height, scale, spacing, layout, orientation, design, and materials of buildings”*.

The application does not include any specific external materials for the dwellings and garages but the application suggests stone (Lincolnshire Limestone) walls, green sedum roofs and PPC Aluminium windows and

doors. The six dwellings would therefore appear to be constructed the same materials. This would give the development a uniformed material appearance. If it was minded to approve the application it would be considered necessary and reasonable to recommend that all external materials can be conditioned on the permission.

The two storey detached dwellings with attached garages would be identical in scale, design and appearance measuring approximately:

Height: 5.3 to 8.2 metres

Width: 21.8 metres

Length: 13.5 metres

The proposed dwellings would be contemporary in style and positioned in a linear format to the north/north west section of the site. The design and access statement states that "*the dwellings design has been informed by two key design objectives:*

1. Concealing the dwellings from the eastern viewpoint.
2. Low energy and sustainable, passive solar design with renewable energy technology.

The sustainable concept of the design and use of renewable technology is considered a positive trait of the proposed development.

The dwelling adjacent to the north/north west are a mix of scales, designs and materials including bungalows, dormer bungalows and two storey dwellings. The proposed dwellings do not apart from their two storey height relate to the surrounding built form to the north. The dwellings have been designed with sedum roofs and grass bank screening to assimilate them into the green wedge and screen them from the east and south.

The density of the development is low and lower than the density of the surrounding dwellings with generous plots sizes and garden spaces.

Whilst the sustainable nature of the residential development is acknowledged as a positive it is considered that the contemporary appearance of the dwellings would not relate well to the surrounding area and the settlement edge of Dunholme in relation to siting, height, scale, massing, form and plot widths. The development would therefore not accord to local policy LP17 and LP26 of the CLLP, policy D4 of the DNP, draft policy LP52 of the DCLLPR and the provisions of the NPPF.

Whilst it is noted that green design credentials are supported by LP18, this does not overcome the policy conflicts identified above.

It is considered that policy LP17, LP26 and policy D4 are consistent with the design, character and visual amenity guidance of the NPPF and can be attached full weight.

Residential Amenity

Objections have been received in relation to residential amenity concerns.

Local policy LP26 states that *“The amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development.”*

The proposed development is of a low density and the dwellings would be at least 20 metres from the north/north west boundary of the site meaning more than sufficient separation to dwellings off Dunholme Close and Roselea Avenue. The proposed dwellings have also been positioned to enable adequate separation from each other and to enable each dwelling has acceptable private garden space.

The development would therefore not be expected to harm the living conditions of the existing neighbouring dwellings or the living conditions of the future residents.

Therefore overall the development would not be expected to harm the living conditions of the existing or future residents and would accord with local policy LP26 of the CLLP, draft policy LP52 of the DCLLPR and the provisions of the NPPF.

It is considered that policy LP26 is consistent with the residential amenity guidance of the NPPF and can be attached full weight.

Highway Safety

Objections have been received in relation to the increase in traffic this development will generate.

Local policy LP13 of the CLLP States that *“development proposals which contribute towards an efficient and safe transport network that offers a range of transport choices for the movement of people and goods would be supported.”*

Paragraph 111 of the NPPF states that *“development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*

The proposed development would have one new vehicular access points off Dunholme Close. Each 5 bedroom dwelling would be served by adequate off street parking provision. There is limited turning spaces provided however the development is a small cul-de-sac and is not a through road. Therefore off street provision is acceptable and would not be expected to harm highway safety.

The Highways Officer has recommended a footpath condition is attached to any permission to connect the development to the existing footway network. The existing footway network is on the opposite side of the sites vehicular access along Dunholme Close. The residents would be able to walk along

the private drive which would serve the dwellings and have modest traffic movement. Once at the access to the private drive any future residents would be able to cross Dunholme Close onto a footway which would provide access by foot to Dunholme and Welton. Dunholme Close is again a small cul-de-sac with modest traffic generation. Whilst the recommendation of the Highways Officer is acknowledged it is considered that it would not be reasonable or necessary to condition a footway to connect the site to Roselea Avenue. If it was minded to approve the application then the condition would not be fundamental or necessary to the acceptability of the development.

The Highways Authority at Lincolnshire County Council have no other objections on highway safety grounds subject to the condition recommended above.

Therefore it is considered that the recommended condition is unnecessary and the development would not have a severe harmful highway safety impact and would accord with local policy LP13 and LP26 of the CLLP, S46 and S48 of the DCLLPR and the provisions of the NPPF.

It is considered that policy LP13 and LP26 are consistent with the Highway Safety guidance of the NPPF and can be attached full weight.

Drainage

No objections have been received in relation to drainage but comments have been received in relation to the site regularly flooding.

Paragraph 169 of the NPPF guides that *“Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:*

- a) take account of advice from the lead local flood authority;*
- b) have appropriate proposed minimum operational standards;*
- c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and*
- d) where possible, provide multifunctional benefits.”*

Paragraph 80 (Reference ID: 7-080-20150323) of the Flood risk and coastal change section of the NPPG states that *“Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:*

- 1. into the ground (infiltration);*
- 2. to a surface water body;*
- 3. to a surface water sewer, highway drain, or another drainage system;*
- 4. to a combined sewer.”*

Particular types of sustainable drainage systems may not be practicable in all locations. It could be helpful therefore for local planning authorities to set out those local situations where they anticipate particular sustainable drainage systems not being appropriate.”

Criteria f of the flood risk section of local policy LP14 of the CLLP requires that *“they have incorporated Sustainable Drainage Systems (SuDS) in to the proposals unless they can be shown to be impractical.”*

Criteria m of the protecting the water environment section of local policy LP14 of the CLLP requires that *“that adequate foul water treatment and disposal already exists or can be provided in time to serve the development”*.

Policy 14 of the DNP requires that *“water and waste developers will be required to demonstrate that there is adequate wastewater and water supply capacity or that it can be made available, both on and off the site to serve the development and that it would not lead to problems for existing or new users.”*

The application has not included a drainage strategy. The application form states that foul water will be disposed of to the mains sewer and surface water to a sustainable urban drainage system. The disposal of foul water to the mains is acceptable but the exact method of surface water drainage is not specified although the site plan indicates the use of swales. The use of a sustainable urban drainage system is encouraged.

The IDB have recognised that the proposed method of surface water drainage is not specified and have provided advice including a condition.

The proposed use of a Sustainable Urban Drainage system for surface water is acceptable as is connection to the foul sewer for foul water. It is however still considered relevant and necessary to condition comprehensive drainage details on the permission.

Therefore subject to a condition the development is considered to accord with policy LP14 of the CLLP, policy 14 of the DNP, draft policy S20 of the DCLLPR and the provisions of the NPPF.

It is considered that policy LP14 and Policy 14 are consistent with the drainage guidance of the NPPF and can be attached full weight.

Archaeology

The application has included an Archaeological Evaluation Report dated January 2014 by Pre-construct Archaeological Services Ltd and an Archaeological Geophysical Survey dated January 2013 by Pre-Construct Geophysics Ltd.

In summary the Historic Environment Officer at Lincolnshire County Council has no objection with advice and recommended conditions:

- The approach to preserve in situ areas of archaeological interest is present and a condition is required to fence them during construction via fencing and signs.
- The developer is encouraged to include a fixed interpretation board within the public open space which explains the significance of the Iron Age

settlement, and how these ancient people lived sustainably within the landscape.

- It is recommended that area of dwellings requires a Scheme of Archaeological Works to be secured by condition

It is considered that the two conditions proposed are relevant and necessary and if minded to approve the application would be attached to the permission. The recommendation to install fixed interpretations boards are acknowledged and would be a welcomed inclusion with the application. However the interpretation board(s) would not be considered fundamental or necessary to approve the planning application. Therefore if it was minded to approve the application the interpretation board would be added as an advisory note.

The development would therefore subject to conditions not harm any items of archaeological interest. The development accords with policy LP25 of the CLLP, draft policy S56 of the DCLLPR and the provisions of the NPPF.

It is considered that policy LP25 is consistent with the archaeological guidance of the NPPF and can be attached full weight.

Biodiversity

Local Policy LP21 of the CLLP states that '*All development should:*

- *protect, manage and enhance the network of habitats, species and sites of international ,national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site;*
- *minimise impacts on biodiversity and geodiversity; and*
- *seek to deliver a net gain in biodiversity and geodiversity.*

Policy EN1 of the WNP protects biodiversity and encourages net biodiversity gain where possible.

Guidance contained within paragraph 174 and 179 of the NPPF encourages the protection and enhancement of protected species (fauna and flora) and providing net biodiversity gains.

Protected Species:

The application has included an Extended Phase 1 Survey (EPS) by Landscape Science Consultancy dated May 2013. The EPS is 9 years old therefore is out of date and cannot be accepted as part of the determination of this application.

The application site includes trees and hedging within and on the boundaries of the site. The site has large areas of overgrown grass and to the west is connection to the open countryside. The site therefore requires an up to date ecology survey prior to determination of the application. The lack of sufficient ecological information by a professionally qualified person is a reason for refusal in itself.

Therefore the development due to the lack of an up to date ecology survey would not accord to local policy LP21 of the CLLP, local policies S59, S60 and S65 of the DCLLPR and the provisions of the National Planning Policy Framework.

It is considered that policy LP21 is consistent with the biodiversity guidance of the NPPF and can be attached full weight.

Landscaping

Paragraph 131 of the NPPF states that *“trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”*

The Site layout plan Idc-3047-PL-02_A dated 18th January 2022 provides limited landscaping information as eluded to by the Authority’s Tree and Landscape Officer. The position of trees, grassbanks, walkway etc. are identified on the plan but details of planting including species and construction materials are not provided.

The inspector in appeal APP/N2535/W/16/314351 (open space) stated that *“Turning to the proposed change of use to public open space, the Council’s concerns in this regard centre on the potential impacts of the paraphernalia (e.g. bins, benches, signage, play equipment) usually associated with public open space, which, it argues, would contribute to the sense of diminution of an undeveloped break between the villages. As discussed at the Hearing, however, this could be addressed by a condition removing relevant permitted development rights. As such, the principle of a change of use would be acceptable, subject to an appropriate landscaping and management plan for the site, and would not result in any appreciable change to the undeveloped break.”*

In response to this the inspector added the following condition for the allowed areas of open space:

5. *Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no structures or equipment shall be erected on the site under or in accordance with Class A of Part 12 to that Order.*

If it was minded to approve the application then a similar condition would be considered reasonable and necessary to add to the permission to protect the green wedge.

As further details are required it is considered that a comprehensive landscaping plan and management scheme is addressed through a condition on the permission.

The proposal would be expected to accord with local policy LP17 and LP26 of the CLLP, draft policy S52 of the DCLLPR and guidance contained within the NPPF.

It is considered that policy LP17 and LP26 are consistent with the landscaping and visual impact guidance of the NPPF and can be attached full weight.

Contamination

Local policy LP16 of the CLLP states that *“Development proposals must take into account the potential environmental impacts on people, biodiversity, buildings, land, air and water arising from the development itself and any former use of the site, including, in particular, adverse effects arising from pollution.*

Where development is proposed on a site which is known to be or has the potential to be affected by contamination, a preliminary risk assessment should be undertaken by the developer and submitted to the relevant Central Lincolnshire Authority as the first stage in assessing the risk of contamination.

The application is considered a potential low risk for contaminated land from suspected waste contraventions and contamination of imported soil. The Authority’s Environmental Protection Officer has no objection subject to a comprehensive contamination condition being attached if approval is recommended.

Therefore if it was minded to approve the development it would subject to a condition and would be expected to accord to local policy LP16 of the CLLP, local policies S55 of the DCLLPR and the provisions of the National Planning Policy Framework.

It is considered that policy LP16 is consistent with the contamination guidance of the NPPF and can be attached full weight

Other Considerations:

Public Rights of Way

The proposed development would not obstruct or unacceptably harm the enjoyment of using the public right of way which is already enclosed by high fencing on its south boundary

Construction Management Plan

Given the proximity of neighbouring dwellings and the temporary disturbance caused by the development it is considered necessary and reasonable to add a construction management plan condition to the permission to reduce and control the extent of the disturbance.

Community Infrastructure Levy (CIL)

The development is liable to a CIL payment at £25 per square metre of floor space created.

Building Regulation M4(2) Compliance

Local policy LP10 of the CLLP states that *“more specifically, to cater for the needs of less mobile occupants, including older people and disabled people, and to deliver dwellings which are capable of meeting peoples’ changing circumstances over their lifetime, proposals for 6 or more dwellings (or 4 or more dwellings in small villages) must deliver housing which meets the higher access standards of Part M Building Regulations (Access to and use of buildings) by delivering 30% of dwellings to M4(2) of the Building Regulations”*

No information has been submitted to demonstrate compliance with meeting the M4(2) standard. The 30% requirement equates 2 of the 6 dwellings meeting the standard required by local policy LP10.

Therefore if it was minded to approve the development it would subject to a condition and would be expected to accord to local policy LP16 of the CLLP, local policies S55 of the DCLLPR and the provisions of the National Planning Policy Framework.

Conclusion and Reasons for decision:

The decision has been considered against policies LP1 A presumption in Favour of Sustainable Development, LP2 The Spatial Strategy and Growth in Villages, LP3 Level and Distribution of Growth, LP10 Meeting Accommodation Needs, LP11 Affordable Housing, LP12 Infrastructure to Support Growth, LP13 Accessibility and Transport, LP14 Managing Water Resources and Flood Risk, LP16 Development on Land Affected by Contamination, LP17 Landscape, Townscape and Views, LP21 Biodiversity and Geodiversity, LP22 Green Wedge, LP24 Creation of New Open Space, Sports and Recreation Facilities, LP25 The Historic Environment, LP26 Design and Amenity and LP52 Residential Allocations – Large Villages of the Central Lincolnshire Local Plan 2012-2036, Policy 1 General Housing Growth, Policy 2 Housing Type and Mix, Policy 4 Design Principles, Policy 6 Public Recreational Open Space, Policy 7 Green Infrastructure, Policy 10 Landscape Character, Policy 11 Settlement Breaks, Policy 13 Reducing Flood Risk and Policy 14 Water and Waste of the Dunholme Neighbourhood Plan and draft policy S1 The Spatial Strategy and Settlement Hierarchy, S2 Growth Levels and Distribution, S4 Housing Development in or Adjacent to Villages, S6 Reducing Energy Consumption – Residential Development, S20 Flood Risk and Water Resources, S21 Affordable Housing, S22 Meeting Accommodation Needs, S44 Strategic Infrastructure Requirements, S46 Accessibility and Transport, S47 Walking and Cycling Routes, S48 Parking Provision, S50 Creation of New Open Space, Sports and Leisure Facilities, S52 Design and Amenity,

S55 Development on Land Affected by Contamination, S56 The Historic Environment, S59 Protecting Biodiversity and Geodiversity, S60 Biodiversity Opportunity and Delivering Measurable Net Gains, S62 Green Wedges and S65 Trees, Woodland and Hedgerows of the Draft Central Lincolnshire Local Plan Review in the first instance. Furthermore consideration has been given to guidance contained within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and National Design Model Code. In light of this assessment the development is refused for the following reasons:

1. The residential units would be located outside the developed footprint of Dunholme and Welton and the site would be considered an inappropriate location for residential development as it would not retain the core shape and form of the settlement and would have a significant impact on the character and appearance of the settlement and its rural setting. The development would therefore not accord with local policy LP2 of the CLLP, policy 1 and 3 of the DNP and the provisions of the NPPF.
2. The proposed residential units would introduce an unacceptable harmful development into the green wedge and would significantly reduce the narrow gap that exists between Dunholme and Dunholme Close, Welton. The introduction of large built structures would unacceptably harm the open and undeveloped character of the green wedge. It would therefore be contrary to the functions and aims of the green wedge, and is not considered to amount to development that is essential to be located within the green wedge. The development would therefore not accord with local policy LP22 of the CLLP, policy 11 of the DNP and the provisions of the NPPF.
3. It is considered that the appearance of the dwellings would not relate well to the surrounding area and the settlement edge of Welton in relation to siting, height, scale, massing, form and plot widths. The development would therefore not accord to local policy LP17 and LP26 of the CLLP, policy D4 of the DNP and the provisions of the NPPF.
4. The application has included an out of date ecology survey therefore insufficient information has been submitted to determine the impact of the development on protected species. The development would therefore not accord to local policy LP21 of the CLLP and the provisions of the NPPF.
5. No affordable housing contribution has been obligated through the creation of a section 106 Legal Agreement. The development would therefore not be in accordance with local policy LP11 of the CLLP, policy 2 of the DNP and the provisions of the NPPF.
6. No details have been submitted to obligate the Maintenance and management of the area of public open space through the creation of a section 106 Legal Agreement. The development would therefore not be in accordance with local policy LP24 of the CLLP and the provisions of the NPPF.

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Legal Implications:

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report

Representors to be notified -

(highlight requirements):

Standard Letter **Special Letter** **Draft enclosed**

Prepared by: Ian Elliott

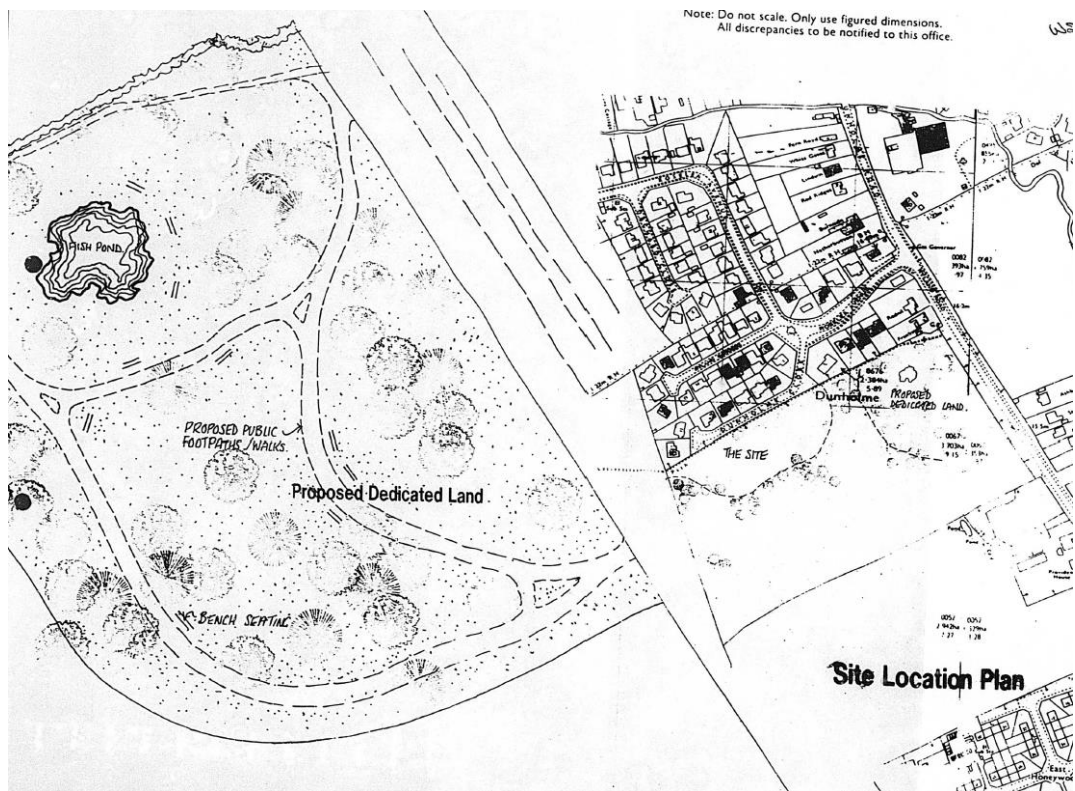
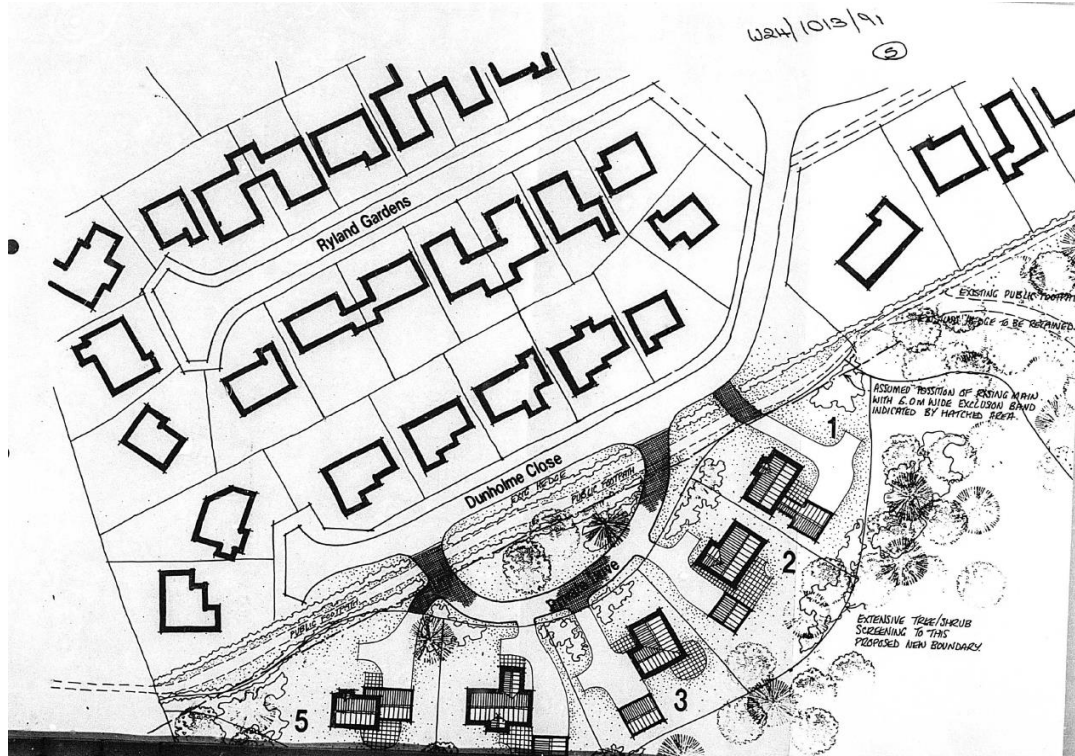
Date: 18th May 2022

Please see Appendix A, B, C and D below

Appendix A

W24/1013/91 – Outline to erect 5 dwellings. Refused and Appeal (APP/N2535/A/92/210669/P2) dismissed 20th October 1992 (Development would intrude into attractive gap reducing separation of two Settlements)

Site Plans:



Appeal Decision:



The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

APPENDIX NO: 27

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

WEST LINDSEY
DISTRICT COUNCIL
21 OCT 1992

Direct Line 0272-218927
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GYN 1574

Mike Hardy
'Premier House'
15 Wheeler Gate
NOTTINGHAM
NG1 2HH

3703
Our Ref: APP/N2535/A/92/210669/P2
Date: 20 OCT 92

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY: MR C T PICKERING
APPLICATION NO: W24/1013/91

1. I have been appointed by the Secretary of State for the Environment to determine this appeal against the decision of the West Lindsey District Council to refuse outline planning permission for the erection of 5 no. detached dwellings on land south of Dunholme Close, Dunholme, Lincoln. I have considered the written representations made by you and by the Council. I have also considered those made by Welton and Dunholme Parish Councils and interested persons, including those made directly to the Council and forwarded to me. I inspected the site on 12 October 1992.
2. Although the application is in outline I note that it is intended that siting, means of access and landscaping should be considered. I have, therefore determined the appeal on this basis.
3. From the representations I have received and my inspection of the site and its surroundings I consider there is just one main issue in this case. This is whether the proposed development would unacceptably reduce the existing gap between the villages of Welton and Dunholme contrary to local planning policies.
4. Policies 7A and 97 of the Lincolnshire Structure Plan seek to restrict development in the open countryside, subject to certain exceptions. Policies S/H5 and S/C1 of the West Lindsey Southern Area Plan (WLSAP) have similar objectives. In particular they seek to restrict residential development outside defined development limits. The site lies outside the development limits defined for both Welton and Dunholme. As the Local Plan has only been very recently adopted and is in conformity with the Structure Plan I attach considerable weight to these limits. I am satisfied, therefore, the site should be treated as open countryside, particularly in view of its rural character. As the proposal does not come within any of the identified exceptions I find the scheme to be contrary to local planning policies.

5. Although the appeal site lies within Dunholme parish the development would actually abut the southern edge of the built up area of Welton. The site falls in the attractive gap between the two villages which is under one hundred metres wide, at its narrowest point. In my opinion the development would intrude into this gap, reducing the separation between the two settlements. In view of the narrow width of the gap I consider this would be unacceptable. I am also concerned that it might set a precedent for further proposals which could ultimately lead to the coalescence of the settlements. I find, therefore, it would cause demonstrable harm.
6. I have carefully considered whether any of the other considerations you mention are sufficient to outweigh this harm. I do not believe any benefit gained from the "finishing off" of Dunholme Close or the sealing of a "vulnerable access gap" is sufficient to justify the proposal. While there would still be open land between Welton and Dunholme this does not alter my concern about narrowing the gap between the settlements. Neither do I find the set back from Ryland Road sufficient to override the objections I have identified.
7. I acknowledge that landscaping may reduce the visual impact, and that it could also soften the appearance of the houses in Dunholme Close, but it would be many years before any screening would be effective. Moreover, no amount of landscaping would overcome the fact that the development would reduce the remaining gap between the two settlements.
8. In view of the Parish Council's decision to decline your client's offer to dedicate land alongside Ryland Road, and the lack of any formal agreement, I am not satisfied there is any certainty of this land being made available to the public. I am not persuaded your client's proposed agricultural use of the land justifies allowing an otherwise unacceptable development. In any case I doubt that your client could erect buildings for intensive livestock purposes without further planning permission. Finally I have noted your arguments about the need for good quality four bedroomed houses in the area but find no objective evidence to support this assertion.
9. In conclusion I am not satisfied any of the points you raise are sufficient to outweigh the harm arising from this scheme. I have taken into account all other matters raised but find none justify altering my findings on the main issue.
10. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Sir
Your obedient Servant

Peter F Burley

P F BURLEY MA(Oxon) BPhil DipTP ALI
Inspector

130168 - Outline planning application for erection of 74no. Dwellings-including 30no. affordable units-with associated access arrangements and open space provision-access to be considered and not reserved for subsequent applications - 20/09/13 – Refused – Appeal Dismissed 27/06/14 (APP/N2535/A/13/2207053

Location Plan:



Illustrative Masterplan:



Appendix C (see separate pdf copy of appeal decision)

132426 - Planning application for change of use from agricultural land to public open space – 27/08/15 – Refused – Appeal Allowed 14/06/16 (APP/N2535/W/16/314351)

Location Plan:



Illustrative Masterplan:



Appendix D (see separate pdf copy of appeal decision)

133064 - Outline planning application for the erection of 12no. dwellings-
 access to be considered and not reserved for subsequent applications-
 resubmission of 132425 – 27/08/15 – Refused – Appeal Dismissed 14/06/16
 (APP/N2535/W/16/3145353)

Location Plan:



Illustrative Masterplan:

