

Note on Scampton Village and Scampton Former RAF settlement growth levels – re: application 137374

Confirmation has been received from the Central Lincolnshire Joint Planning Team that that the growth and settlement figures shown for ‘Scampton’ in the Central Lincolnshire Local Plan apply only to the historic Scampton Village area. Wherever ‘Scampton’ is shown in the Local Plan it refers to the historic village part of the Parish only.

The existing housing in the separate former RAF area, now a settlement in its own right for a number of years, has not been included in the figure for Scampton village. This is an omission from the Local Plan. The Council is therefore required to adopt the most reasonable approach in its application of local and national planning policy when assessing planning applications in the former RAF settlement. There is currently no neighbourhood plan to assist in determining this application.

The former RAF area contains 438 dwellings (figure based on WLDC GIS mapping data). The Local Plan Inspectors report (April 2017) confirms that settlements with a cluster of more than 250 dwellings and less than 750 dwellings are categorised as a ‘medium villages’. Therefore it is considered that the medium village policies are most applicable and should be used to determine this application.

This omission from the Local Plan will need to be addressed in the next review of the Local Plan, and the Joint Planning Team have confirmed this will happen. [note: a similar instance has been identified in North Kesteven District concerning former RAF dwellings around RAF Cranwell]. At this time the Council must adopt the most reasonable approach, based on its adopted policies. It follows that applying Medium village policies is the most reasonable and transparent approach.

Medium villages have a base growth figure of 10% growth. Therefore it is reasonable that this settlement be apportioned this figure, in the same way that settlements of similar size and with a similar level of facilities are able to do under the current Local Plan.

It is recognised that some medium villages have been uplifted to 15% growth in the local plan based on local services and facilities. Whilst this settlement has a number of facilities that improve its overall sustainability, no uplift in growth has been tested through an examination. Therefore it is again reasonable to apply the base growth level only of 10%.

An alternative, ruled out, would be to apply this uplift across the whole of the Scampton parish. However, that would lead to a substantial uplift in growth targets for the historic and much smaller Scampton too (which has only 82 dwellings and is classed as a ‘small village’). There is also currently no physical connectivity between the two Scampton settlements at this time, and therefore again it is reasonable to assess them separately in their own right, rather than group them together as one settlement of over 500 properties.

It is noted too that there have been Highways concerns that may inhibit future growth of this former RAF settlement given its single access point onto the A15. This is potentially a serious constraint that may result in the settlement not delivering its full 10% growth – in fact potentially only a small proportion of this may be deemed acceptable. Therefore, each individual application should be determined on its own merit. In the case of this application, the two additional dwellings have been to be acceptable by LCC on Highways grounds.

Accordingly, and in view of the above, it is considered that the development of two dwellings in this location complies with the growth levels for a settlement of its size based upon the definitions within the local plan and therefore policies LP2 and LP4 are not considered to be conflicted.

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