

From: Carlton Scroop and Normanton on Cliffe Parish Council.

PLANNING APPLICATION S22/0091

Carlton Scroop and Normanton on Cliffe Parish Council has studied the planning application S22/0091 engaged the services of a planning consultant and consulted with residents to form its representations. The planning consultant's report which is fully supported by the Parish Council and complements its representations listed below is at Enclosure 1. The Parish Council felt it essential to engage these additional services to ensure that no material representations were overlooked or were not fully outlined as part of its representations.

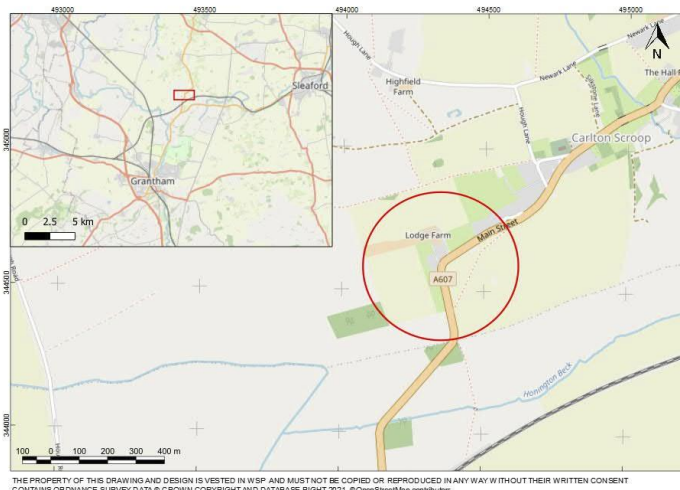
Overview. Fundamentally the application is immature lacking the level of detail, research and evidence that is necessary to show that it meets statutory, local plan and supporting requirements. The application proposes a development that is totally excessive to relatively small site of approximately $\frac{1}{4}$ acre. The proposed development is totally out of character with the village setting, ignores issues of local flooding in the site area and overstates the reasonableness of access to local amenities; there being none in the village. The application advises the families on the site will run businesses from the premises but there is no corresponding impact of this effect on an already overcrowded site. The current proposal would result in adverse impact upon the character and appearance of the area and the amenity of neighbouring residents. Additionally, the cramped layout would not respect the relationship with the established settled community.

Scale. The application does not advise on the number of adults who will occupy the site and states 2 families which could be 4 or even 8 adults (if expanded family present) The application leads that the site and accommodation is suitable for 9 children from age 1 to 14. The adequacy of the site size is not proven and the situation will further deteriorate as the social needs of children increase as they grow up. In such a small site these details are essential. The size of the family is also important for the applicant to demonstrate that foul and surface water problems are addressed. This has not been demonstrated and the precise number of people living on site is a prerequisite to the sewage load being calculated. This is a significant deficiency in the application which in our view provides grounds to refuse the application.

Soak-Away. Within the application in the Design and Access Statement the agent in "Foul and surface water" Line 2 is wrong to want to discharge effluent from a Package Treatment Plant to a soak-away. The Environment Agency's General Binding Rules for this treatment would, in our view, not be met. This is a Public Health requirement and grounds for refusal of the application.

Local Flooding. There has been flooding on the A607 area adjacent to the application including flooding on 17-18 Feb 2020 which remains under investigation by Lincolnshire Council. See Map 1. The application ignores the flooding issue, the associated risk with the site and disregards its impact on local neighbours. This is a significant deficiency which in our view provides grounds to refuse the application.

Property Location South Kesteven S19 Flood Investigation - 30 Sep 21



Map 1

Smaller Village. In Carlton Scroop which is a Smaller Village, (as listed in Policy SP2) there is limited capacity to accommodate new development, and whilst previously planning policies strictly limited development in these locations, it is the intention of the Local Plan to allow small, sensitive infill developments (generally expected to be no more than 3 dwellings) so that these smaller communities can positively respond to the housing needs of their people and fulfil their role as sustainable communities. In Smaller Villages development will be supported in accordance with Policy SP3, SP4 and all other relevant policies, where development will not compromise the village's nature and character. It is clear that the development within the planning application does compromise Carlton Scroop's nature and character. This is a significant deficiency which in our view provides grounds to refuse the application.

Unsustainable Village. Carlton Scroop has been ruled as an unsustainable village and thereby not suitable for new homes. This is a fair assessment of the village with its negligible facilities and infrastructure. The application ignores the village's unsustainability and seeks to further exacerbate the village's difficulties placing increased stress on the community and the very fabric of the village. This is a significant deficiency which in our view provides grounds to refuse the application.

In fill Development. In all settlements defined in Policy SP2, infill development, which is in accordance with all other relevant Local Plan policies, will be supported provided that:

- it is within a substantially built-up frontage or re-development opportunity (previously development land);
- it is within the main built-up part of the settlement;
- it does not cause harm or unacceptable impact upon the occupiers' amenity of adjacent properties;
- it does not extend the pattern of development beyond the existing built form; and it is in keeping with the character of the area and is sensitive to the setting of adjacent properties.

It is clear that the application fails to satisfy the criteria required by policy SP2. This is a significant deficiency which in our view provides grounds to refuse the application.

SP4: Development on the Edge of Settlements

SP4 states: Proposals for development on the edge of a settlement, as defined in Policy SP2, which are in accordance all other relevant Local Plan policies, will be supported provided that the essential criteria a – f below are met. The proposal must:

- a. demonstrate clear evidence of substantial support from the local community* through an appropriate, thorough and proportionate pre-application community consultation exercise. Where this cannot be determined, support (or otherwise) should be sought from the Town or Parish Council or Neighbourhood Plan Group or Forum, based upon material planning considerations;*
- b.** be well designed and appropriate in size / scale, layout and character to the setting and area;
- c. be adjacent to the existing pattern of development for the area, or adjacent to developed site allocations as identified in the development plan;*
- d. not extend obtrusively into the open countryside and be appropriate to the landscape, environmental and heritage characteristics of the area;*
- e.** in the case of housing development, meet a proven local need for housing and seeks to address a specific targeted need for local market housing; and
- f. enable the delivery of essential infrastructure to support growth proposals.*

It is clear that the application fails to satisfy the criteria required by policy SP4. This is a significant deficiency which in our view provides grounds to refuse the application.

Respect. Although the heading of respect does not sit neatly under a Local Plan heading it is very much implied within SP2 which requires an applicant to *demonstrate clear evidence of substantial support from the local community* through an appropriate, thorough and proportionate pre-application community consultation exercise*. Far from engaging with the local community the applicant has displayed scant regard for the local community. Numerous residents have cited as examples: the clandestine developing of the site, the further development despite a “stop” notice being in place, the frequent burning of waste in old oil drums and with no consideration of the impact of the excessive smoke on neighbours. At the heart of the numerous objections from residents is a lack of respect for the norms of community living in a quiet rural village.

Conclusion

Individually and cumulatively the deficiencies highlighted above demonstrate that the application is unsound and is not an appropriate development for the Carlton Scroop village and its community as well as for the applicant.

J Calder

Chair

Carlton Scroop and Normanton on Cliffe Parish Council

2 March 2022

Enclosed:

1. Planning Report MSP.1882/mjs dated 24 February 2022