

Strategy

Introduction

- 3.1 This Local Plan provides an opportunity to review the application of strategic policy for future development in the whole of North Lincolnshire. The Local Plan has been prepared in advance of the Joint Structure Plan for the South Humber area, for two reasons. The first is that the Government gives a high priority to achieving complete local plan coverage as soon as possible. Secondly existing local plans have been prepared to different time scales, on a piecemeal basis and provide incomplete coverage. Many of these documents are outdated and do not properly reflect current Government Planning Policy Guidance, which aims to achieve sustainable patterns of development.
- 3.2 It is considered that the Local Plan and its policies are in general conformity with the Humberside Structure Plan, as it carries forward all of its broad strategic policies.

Sustainable Development

- 3.3 By protecting and, where appropriate, enhancing the natural environment, the Plan will aim to secure a better quality of life for the people of North Lincolnshire. Increased prosperity is not necessarily dependent upon new built development but there will be an unavoidable demand for new building during the lifetime of the Plan.
- 3.4 The tension between new development and environmental protection can be assessed against the concept of sustainable development. A commonly used definition is that used by the Bruntland Commission: development which

meets the needs of the present without compromising the ability of future generations to meet their own needs. This has been further developed by the International Council for Local Environmental Initiatives as development that delivers basic environmental, social and economic services to all residents of a community without threatening the viability of the natural, built and social systems upon which the delivery of these systems depends.

- 3.5 Sustainable development does not mean having less economic growth: on the contrary, a healthy economy is better able to generate the resources to protect the environment and new development can often go hand in hand with environmental improvement. Neither does sustainable development mean that every aspect of the environment must be protected at all costs. Decisions about new development are required to take into account the impact that the scheme would have on the environment and to prevent major adverse impacts from occurring.
- 3.6 The natural environment is especially important for North Lincolnshire. It provides the underlying framework for a healthy and viable economy. The Plan will seek to protect that environment, not only for its own sake, but because it constitutes an important local asset. A major thrust of the Plan is the idea of reciprocal benefit, whereby new development will be expected to safeguard and, where appropriate, enhance the environment that in return provides the context and basis for sustainable economic growth.
- 3.7 The North Lincolnshire Local Plan aims to ensure that new development provides the maximum benefits for local communities in terms of its effect upon the environment, economic growth and social well being. In some cases development may have a

beneficial effect upon all three of these aspects of the community's quality of life. Where this is not possible, the Plan will seek to achieve an acceptable balance between environmental, economic and social factors. Where any aspect of the environment, or the local economy, or social health of the local community is considered irreplaceable or vital to the quality of life that the people of North Lincolnshire may reasonably expect to enjoy, then that critical asset will not be traded-off to secure other benefits. Where the effects of a proposal are uncertain, the environmental background is complex and not fully understood then decisions will err on the side of caution.

3.8 For example, the coastal zone of North Lincolnshire, which comprises a large part of the south bank of the Humber Estuary, has a number of competing interests that need to be resolved if a sustainable outcome is to be achieved. The inter-tidal zone and parts of the immediate hinterland are of significant nature conservation importance; much being designated an international wildlife site. At the same time the area is an important strategic resource in terms of the local, regional and national economy, providing unique development opportunities, taking advantage of the deep-water channel. There are also issues relating to rising sea levels and flood defence and to the recreational pressures and potential of the area. Policies within the Plan are aimed at securing a balance between these competing interests to ensure a sustainable outcome. Within this context the Local Plan is an important vehicle for pursuing the aims of the Humber Estuary Management Strategy (HEMS) and the Humber Estuary Shoreline Management Plan (HESMP).

3.9 In all cases, the Plan will require that any development shall have the

minimum adverse impact on the environment and that mitigation measures are fully explored and implemented.

ST1 - Sustainable Development

The Council will apply the principles of sustainable development through its planning policies and will have particular regard to:

- (a) ensuring social progress and equality of opportunity;**
- (b) protecting the natural and built environment and the prudent use of natural resources, both locally and globally;**
- (c) maintaining economic growth and employment.**

3.10 *PPGs reflect a commitment to sustainable development and make it clear that the environment should be considered throughout the development plan process. Development plans should, therefore, not just consider the familiar issues of landscape, nature conservation and the historic and built environment, but should also be concerned with environmental issues which are long term and irreversible, such as global warming and the consumption of non-renewable resources. The planning system is therefore an important mechanism for achieving sustainable development and as PPG12 Development Plans states, for ensuring that the sum total of development decisions do not deny future generations the best of today's environment.*

3.11 Recent PPGs aim to achieve sustainable patterns of development

and ask local authorities to consider the environment as a whole throughout the Local Plan process. Local planning authorities are encouraged to review existing Local Plans and land allocations in the light of this new guidance. PPG13, Transport, now promotes land use proposals which aim to reduce the trend of growth in the number of motorised journeys and encourages alternative means of travel such as walking, cycling and public transport which have less adverse impact upon the environment. The location of future development of major generators of travel such as housing, industry, shopping and leisure is significantly affected by this guidance.

- 3.12 Planning Policy Guidance aims to ensure that future housing and employment land is closely related and concentrated within large urban areas and in locations which are well served by public transport and which maximise opportunities for walking and cycling. PPGs also aim to promote viable, healthy and sustainable, rural settlements and encourage economic diversity. Significant residential increases in small towns and villages, ribbon development and housing in the open countryside should be avoided. The guidance stresses the importance of re-using derelict and vacant land and protecting the best and most versatile agricultural land from development.
- 3.13 Guidance also promotes the future vitality and viability of town centres. New shopping facilities should be located within existing centres which are more readily accessible to people without access to a private car and which are usually served by a range of transport facilities. Government guidance adopts a sequential approach to the location of new retail and leisure development, which should prioritise town centre sites, permitting edge-of-centre locations only where there are no available

sites and with out-of-centre locations being considered only in exceptional circumstances. Major leisure facilities should be accessible by means other than the private car.

North Lincolnshire

- 3.14 North Lincolnshire has significant potential for economic growth with strategic estuarial sites located on the River Humber (and to a lesser degree, the River Trent) and can accommodate a range of industries which specifically benefit from such locations. The economic importance of the Humber Estuary is recognised in RPG12 which states that the economic prosperity of the whole region is likely to be greatly affected by the success of the Humber ports. The expanding Humberside International Airport is similarly well located to take advantage of increased trading opportunities with continental Europe in addition to its developing passenger and tourist operations. Major reclamation and environmental enhancement of brownfield sites in and around the Scunthorpe and Bottesford Urban Area has helped to provide a range of sites, and this is where the main employment opportunities are to be provided in the future.
- 3.15 A high priority will be given to the development of brownfield sites both in order to assist in the regeneration of the larger towns and settlements and also to relieve pressure upon the countryside. It is better to meet our needs for new homes, jobs and facilities on these sites than to develop greenfield land. Brownfield land can provide suitable sites for housing, industry or a mixture of uses in urban areas. At the same time undeveloped sites within urban areas which are important for their recreation, wildlife or amenity value need to be safeguarded. Urban uses on despoiled sites (mineral working

quarries, airfields, etc.) in the open countryside are largely inappropriate. In such locations it is envisaged that brownfield sites will be restored to agriculture or appraisal undertaken to establish the suitability of the sites for nature conservation, formal and/or informal recreation, forestry, landscape enhancement or other uses appropriate to the countryside.

- 3.16 The Local Plan is committed to securing sustainable development. An important element of this strategy is seeking to maximise opportunities for new development on previously used and brownfield sites and minimising the need for development on greenfield and undeveloped land. Despite the fact that the potential for brownfield development in North Lincolnshire is restricted, exhaustive searches have shown that the Government target for development on brownfield sites nationally (60%) could almost be met. Nevertheless this will be dependent upon the most efficient use of land which is, or has previously been, developed. The Local Plan is intended to ensure that this happens and to ensure that any land, which becomes disused in the future, is brought back into an appropriate use without undue delay.
- 3.17 Whilst an effective transport system is thought to be essential for the local economy, the environmental impact of continued growth in road transport presents a major challenge to the aims of sustainable development. The Government's intention is that local plans should aim to reduce the need to travel, especially by car. If planning policies permit continued dispersal of development that can only be reached easily by car, Government policies to reduce their environmental impact by means such as technical improvements and fiscal measures may be less effective. The North Lincolnshire Local Plan will therefore seek to direct the bulk of development to the urban areas. Major generators

of travel demand will be located in areas that already offer a range of shopping, employment and community facilities. This will not only be more environmentally sound, it will also strengthen the vitality and viability of existing centres. The Local Plan will encourage greater travel choice allowing people the opportunity to walk, cycle or use public transport rather than drive between homes and facilities that they need to visit regularly.

- 3.18 The main towns and industrial sites are, on the whole, well related to the existing transport network. However, the major Humber Bank estuarial related industrial allocation of over 800 hectares (2000 acres) does not have adequate road or rail access. The Humber Bank is recognised by Government as a site of national strategic importance and is identified in Regional Planning Guidance as being of critical importance to developing business links between the Yorkshire and Humber Region and the rest of Europe. The future development of the Humber Bank requires major highway expenditure on improvements to the A180 and A160 if the economic and employment potential of the Humber Estuary is to be realised.
- 3.19 The built environment within North Lincolnshire is diverse. The industrial island and main urban area of Scunthorpe and Bottesford provides the majority of residential, employment and service opportunities. The other settlements of North Lincolnshire reflect the agricultural heritage of the area. They range from the market towns of Barton upon Humber and Brigg, to the smaller towns of Crowle, Epworth, Kirton in Lindsey and Winterton, and small villages, estate villages, rural hamlets, extended farmsteads and isolated dwellings in the open countryside. The built heritage includes public buildings

- constructed of local ironstone, a model village (developed as a consequence of the philanthropy of the ironmasters in the late nineteenth century), through to impressive country houses and high quality buildings and individual settlements that reflect the rural heritage of the area. There are 1,088 Listed Buildings of special architectural or historic interest, 17 Conservation Areas and 35 Scheduled Ancient Monuments (SAMs) in North Lincolnshire.
- 3.20 Agriculture plays an important role in the management of the countryside. Over 89% of North Lincolnshire is in agricultural use. Of this, around 54% is the highest grade of agricultural land, being of grades 1 and 2 of the Ministry of Agriculture, Fisheries and Foods Agricultural Land Classification System (the respective averages for England being only 81% and 16%). Around 78% of land in North Lincolnshire is used for arable farming or is fallow in comparison to the average of only 46% for England. The Local Plan will promote a healthy rural economy and respond to declining employment opportunities in the countryside, especially in agriculture. The Plan seeks to encourage and facilitate employment opportunities in rural areas in ways that are beneficial to the local economy and the quality of life of rural communities, but that do not adversely affect the environment. The protection of the countryside and those elements of the environment that are irreplaceable or make a critical contribution to global sustainability will be of paramount importance.
- 3.21 The Lincolnshire Wolds and Lincolnshire Edge and the river valleys of the Trent and Ancholme dominate the complex and intensively farmed landscape of North Lincolnshire. The countryside is varied, ranging from undulating coastal areas in the east through to heath and wooded ridges and scarps, and large areas of river floodplains and arable lowland in the west. The landscape provides important havens for plants and animals and there are some 29 designated SSSIs, three areas of High Landscape Value, a National Nature Reserve and many other Sites of Nature Conservation Interest (SINCs).
- 3.22 The River Humber is a major environmental and ecological asset as well as a fast developing port complex. Much of the Humber is a designated Ramsar/Special Protection Area (SPA) being a habitat of international ecological importance and much of the extensive reed beds, inter-tidal mudflats and saltmarsh of the estuary are designated Sites of Special Scientific Interest (SSSIs). These extensive mudflats and marshes are important in contributing to the defence of large areas of the Humber floodplain. The archaeological resource of the Humber estuary is recognised as being of national importance in particular for the preservation within waterlogged wetland conditions of organic archaeological remains and evidence relating to the contemporary environment. English Heritage has commissioned the Humber Wetlands Survey, an ongoing project, which aims to assess the archaeological, and paleoenvironmental potential of the Humber estuary and its lower reaches.
- 3.23 To the north and east of Scunthorpe, the opencast extraction of ironstone, which has now ceased, has created an impressive landscape of large gulleys. Many of these former mineral workings are flooded and have naturally regenerated. These Ironstone Gulleys provide a leisure and recreational opportunity, particularly for water recreation, of regional value as well as being of environmental importance. The former clay pits located adjacent to

the Humber also provide a valuable nature conservation and wetland habitat of significant environmental importance, as well as providing some opportunities for water recreation.

Spatial Strategy

- 3.24 In conformity with the Structure Plan and with current national planning policy, the spatial strategy of the North Lincolnshire Local Plan is to concentrate development in locations where employment, services and facilities can be efficiently provided with minimum adverse impact upon the environment. This means that development will primarily be located in the Scunthorpe and Bottesford Urban Area, Brigg and Barton upon Humber which contain a wide range of employment and housing opportunities as well as retail and service facilities. Larger settlements also offer greater access to public transport and potential for alternative means of travel other than by the private car. The proximity of housing and employment centres in urban areas can also help to reduce the need to travel. The location of new employment, housing and services primarily in the urban areas can also aid the regeneration of such settlements, as well as promoting the redevelopment of brownfield sites and improving the vitality and viability of town centres.
- 3.25 In contrast, smaller towns and villages with fewer employment opportunities and services that have limited access to public transport encourage private car journeys. Development beyond that which sustains and maintains these communities can have an unsustainable impact as well as undermining the regeneration of existing urban areas. In such settlements development should be appropriate to the size and scale of the settlement. Nevertheless it is

important that economic diversity is promoted in smaller rural settlements where employment opportunities in agriculture have declined in order to ensure a balance of housing, employment and service provision to meet the needs of rural communities.

- 3.26 The North Lincolnshire Local Plan strategy seeks to ensure that the main focus for development will be concentrated in the Scunthorpe and Bottesford Urban Area. Elsewhere a significant, but lesser scale of development is located in the principal settlements of Barton upon Humber and Brigg which have more employment and service facilities than other market towns. The medium growth settlements will be limited by firstly, their capacity to accommodate additional development without detriment to the environment, and secondly their proximity to employment and service centres and the scale and character of the settlement. Development in minimum growth settlements will be constrained and, although development limits have been defined to ensure that sufficient land is available to meet local needs, there is to be no significant expansion of these villages in the future.
- 3.27 The Council is committed to promoting a sustainable rural economy within North Lincolnshire. This means that the priority is to integrate development which is necessary to sustain and diversify the rural economy whilst balancing this with the need to protect the countryside for its landscape, wildlife, agricultural, forestry, recreational, archaeological and natural resource value.
- 3.28 The Humberside Structure Plan identifies 24 settlements within North Lincolnshire as selected settlements, and indicates that in these settlements housing will be provided to a lesser extent than in urban centres (in this

- Local Plan called the principal growth settlements) but to a greater extent than in other, non-selected settlements. All but one of the selected settlements was identified as such in the 1988 Structure Plan. Both the 1988 and 1993 Structure Plans envisaged that selected settlements might reach a planned size, as determined through local plans, and in such cases only a limited scale of new housing development would be permitted thereafter.
- 3.29 In line with the Structure Plan in both its original and its altered form, the predecessor local planning authorities granted permission for new residential development in the selected settlements, much of which has been carried out. This Council has had to consider which of the selected settlements are suitable to accommodate further significant growth, and which have reached, or as a result of extant planning permissions will reach, their appropriate planned size, bearing in mind national and regional planning policy as well as local circumstances.
- 3.30 The Council has concluded that eight of the selected settlements can or should accommodate further modest growth. On the other hand, the remainder have already reached or soon will reach, their appropriate planned size having regard to their growth in recent years, the scale of existing permissions for residential development, and their limited access to services and facilities.
- 3.31 In view of the distinction between these two categories of selected settlements, it would be confusing to continue to use that term in this Local Plan. Accordingly settlements identified as selected settlements in the Structure Plan are in this Plan identified as medium growth settlements or minimum growth settlements, depending on their capacity for development.
- 3.32 The Structure Plan permitted the conversion or replacement of existing dwellings and the building of single or very small groups of dwellings on infilling plots in the main body of non-selected settlements provided that such development was in keeping with the size and character of the settlement. These non-selected settlements were not listed in the Structure Plan as their definition was considered to be a matter of local interpretation to be carried out by district planning authorities. This Council has had to consider which settlements are the preferred locations for this level of development and which are unsustainable locations for new development unless it is essential for the requirements of agriculture, forestry or rural diversification. This Local Plan therefore distinguishes between minimum growth settlements where similar development may be permitted, and rural hamlets and villages in the open countryside where development is to be very restricted.
- 3.33 In the rural areas, the Plan aims to balance the need for new employment opportunities for local people against the protection and enhancement of the character of settlements and the countryside. The medium growth settlements will be the preferred locations for such development, whilst within the minimum growth settlements and rural hamlets such proposals will be encouraged subject to the nature and scale of development being appropriate to the size and character of a particular settlement. Development in the open countryside will be strictly controlled. The Council, in seeking to promote sustainable rural communities, will seek to retain both existing rural employment sites within the rural area and existing services (shops, post offices, public houses and social and community facilities).

ST2 - Settlement Hierarchy

Future growth within North Lincolnshire will take place in accordance with the following settlement hierarchy:

- i) **THE SCUNTHORPE AND BOTTFESFORD URBAN AREA**
- ii) **PRINCIPAL GROWTH SETTLEMENTS**

Barton upon Humber
Brigg

- iii) **MEDIUM GROWTH SETTLEMENTS**

Barrow upon Humber	Keadby
Broughton	Kirton in Lindsey
Crowle	Messingham
Epworth	Winterton

- iv) **MINIMUM GROWTH SETTLEMENTS**

Alkborough	Garthorpe/Fockerby	South Killingholme
Althorpe	* Goxhill	* Ulceby
Amcotts	* Gunness	* West Butterwick
Appleby	* Haxey	West Halton
* Barnetby	* Hibaldstow	* Westwoodside
* Belton	Kirmington	* Winteringham
Bonby	Luddington	Wootton
* Burringham	* New Holland	Worlaby
* Burton upon Stather	North Killingholme	Wrawby
Ealand	* Owston Ferry	Wroot
East Halton	Redbourne	
Eastoft	Roxby	
Elsham	* Scawby	
Flixborough	* South Ferriby	

- v) **THE RURAL HAMLETS AND VILLAGES IN THE OPEN COUNTRYSIDE**

Barrow Haven	Goxhill Southend	New Barnetby
Beltoft	Graizelound	Normanby
Cadney	Greetwell	Sandtoft
Carrhouse	Gunthorpe	Santon
Castlethorpe	Haxey Carrs	Saxby
Cleatham	Holme	Thealby
Coleby	Horkstow	Thornton Curtis
Croxton	Howsham	Ulceby Skitter
Derrythorpe	Kellfield	Walcot
Dragonby	Low Burnham	Westgate
East Butterwick	Manton	Whitton
East Lound	Melton Ross	Woodhouse
Eastoft Carr	Messingham Ings	Wressle

NB The minimum growth settlements marked with an asterisk are identified as selected settlements in the Humberside Structure Plan.

The Scunthorpe and Bottesford Urban Area

- 3.34 *The Scunthorpe and Bottesford Urban Area is defined by a development boundary on the Scunthorpe and Bottesford Urban Area inset map. It incorporates the majority of the wards of Ashby, Bottesford, Brumby, Crosby and Park, Frodingham and Town, Kingsway and Lincoln Gardens; it also covers parts of the parishes of Flixborough and Gunness that are contiguous with the western boundaries of Crosby and Park and Kingsway wards. It contains half of the total population and 60% of all jobs within North Lincolnshire. It also contains significant areas of derelict and brownfield sites, which are former mineral workings, mostly for iron ore extraction. Two Enterprise Zones have already been fully developed on former derelict industrial sites of around 114.3 hectares (282 acres). Many other brownfield sites have been reclaimed (often with European Funding and Government assistance) and the reclamation of existing brownfield sites, which are mostly suitable for employment purposes, continues.*
- 3.35 *Scunthorpe town centre is the main focus for cultural and leisure activities and is the major retail area in North Lincolnshire. It provides over 26,000 net square metres (280,000 net square feet) of retail floorspace. The town centre has recently undergone a major scheme of environmental enhancement and further works including an expansion of the existing shopping area is planned in the future. The town centre forms part of an area which has attracted £5.9 million from the Government's Single Regeneration Budget Challenge Funding between April 1995 and March 2000. Further improvements to this retail area are to be implemented in order to improve the vitality and viability of the town centre. Scunthorpe also contains the Ashby High Street Shopping Centre, which provides around 7,000 net square metres (73,000 net square feet) of retail floor space and significant out-of-centre retailing totalling 48,000 net square metres (517,000 net square feet) of floor space.*
- 3.36 *The use of brownfield, derelict and vacant sites can assist in the regeneration of the town. In seeking to improve the quality of life for residents and the economic and natural environment of the town it is important to both protect and enhance existing green spaces within the urban area and the adjacent urban fringe and surrounding countryside.*

Principal Growth Settlements

- 3.37 *Barton upon Humber and Brigg accommodate populations of 9,400 and 5,300 people respectively. These towns have developed larger retail, leisure, and educational and service centres than other market towns in North Lincolnshire and provide significant employment and services for neighbouring settlements. Almost 10% of all employment opportunities within North Lincolnshire are located in Barton upon Humber (3,200 jobs), and Brigg (2,600 jobs), and both towns are well served by public transport. Barton upon Humber and Brigg contain over 120 and 140 shops, respectively.*
- 3.38 *There are significant areas of under-used, vacant and derelict land within these settlements and both towns are capable of accommodating more housing, jobs and service facilities. Brigg has undergone a major regeneration and environmental enhancement whilst Barton upon Humber attracted £1.6 million of Single Regeneration Budget Challenge Funding between 1997 and 2002. Substantial housing and industrial allocations will assist the continued*

regeneration of Barton upon Humber and Brigg.

Medium Growth Settlements

- 3.39 *Medium growth settlements are larger market towns and villages in rural areas that fulfil a service function and provide employment opportunities. They are closely related and have good access to the Scunthorpe and Bottesford Urban Area. These settlements usually have a population of over 2,000 and support a wide range of services and facilities, which can include secondary schools, small local shopping centres, banking, medical, leisure and recreational facilities. Medium growth settlements often provide an important service role for surrounding smaller towns and villages. Such settlements are identified because of their existing size and level of facilities and their ability to absorb some additional development without placing unacceptable burdens on the existing infrastructure or without adversely affecting the environment. Sensitive growth within these settlements can help to support and maintain local services such as schools, shops and bus services which are vital to the health and viability of rural communities.*

Minimum Growth Settlements

- 3.40 *Minimum growth settlements are larger villages and small towns that remain essentially rural in character. The character and attractiveness of these settlements is dependent upon the form, scale and appearance of the built environment, the maintenance of important areas of open space and the setting of such settlements within the countryside.*
- 3.41 *There has been increased pressure for new dwellings and other development,*

on the fringes of towns and villages in the countryside and also for the infilling of spaces within these settlements. It is important that the character and environment of these rural towns and villages are protected and that future development is appropriate in scale and character.

- 3.42 *Minimum growth settlements range from villages with populations of more than 250 people to small towns of around 2,500 inhabitants. Settlements vary from those villages that contain few facilities but that have experienced incremental expansion, through to larger settlements containing basic services such as local shops, post offices and public houses. Some of the smaller towns contain primary schools, shops and employment opportunities.*
- 3.43 *The strategy of the Local Plan is to ensure that any development in the minimum growth settlements occurs in a balanced and sustainable manner in the future. The Local Plan seeks to ensure that housing and employment needs are matched without placing additional requirements for new infrastructure or services and without detriment to settlement character or the surrounding landscape. This is mainly to be achieved by encouraging opportunities for rural diversification and the building of affordable housing units where a need is demonstrated. These settlements are inappropriate locations for significant future development. Nevertheless they provide some opportunities, for the building of single or very small groups of dwellings (up to a maximum of three dwellings), on infilling plots in the main body of the settlement provided that such development would be in keeping with the size and character of the settlement.*
- 3.44 *The decline in the agricultural workforce and the high demand for residential accommodation affects the social composition and balance of smaller towns and villages. In order to*

sustain viable working rural communities the Local Plan seeks to promote a healthy rural economy without adverse effects on the environment. It is also important to retain existing levels of services where possible. Many rural communities depend heavily on the use of the private car and are not well served by public transport. The release of further land for development will increase travel by private car but would not necessarily ensure the retention of existing services. As an exception, however, affordable housing specifically provided to meet local needs will be encouraged.

Rural Hamlets and Villages in the Open Countryside

- 3.45 North Lincolnshire contains a number of small villages, hamlets, farmsteads and agricultural groupings. These settlements are defined as rural hamlets and villages in the open countryside and usually contain less than 120 dwellings and populations of fewer than 300 people. Facilities are limited to a church or chapel, a village hall, a play area and occasionally a post office and public house. Most do not contain all of these facilities and none contain schools, medical facilities or other services. The rural hamlets and villages are entirely dependent upon the larger market towns and the Scunthorpe and Bottesford Urban Area for basic services and often employment. These settlements are of rural character and many are located significant distances from major service centres and are on the whole not well serviced by public transport and are particularly dependent upon car borne travel. Any new development (even single frontage infill housing) also increases the impact on the countryside and the sense of rural isolation. It is therefore unsustainable and inappropriate to permit any new development within these settlements in the open countryside unless it is

essential for the requirements of agriculture, forestry or rural diversification.

Development Limits

- 3.46 The Local Plan defines development limits for all settlements except for rural hamlets and villages in the open countryside. Development limits have also been identified for those industrial allocations which, because of their strategic location or special nature, are not contained within a settlement boundary.

ST3 - Development Limits

Development outside development boundaries will be considered as development in the open countryside and will only be permitted if it is essential for the purposes of agriculture, forestry or to meet a special need associated with the countryside.

- 3.47 Development limits are defined in order to prevent the uncontrolled expansion of settlements. Outside the development limits, land is considered to be in the open countryside and policies which relate to the open countryside will apply. It is important that new development is well related to the existing form of settlements and their landscape setting and that towns and villages are protected from piecemeal and inappropriate infill or larger development, particularly on the edge of settlements. Development limits are defined to clearly establish the boundaries between settlements (within which, in principle, development may be acceptable) and the countryside, where only development, that has an essential and functional need to be located in the countryside, will be appropriate. Development limits are identified within close proximity of dwellings and other development on the edges of

settlements, often resulting in the rear gardens of domestic dwellings being located in the open countryside.

Where gardens are located outside development limits, no new dwellings will be permitted within them unless it can be demonstrated that they are essential for the purposes of agriculture, forestry or rural diversification.