

CS3: DEVELOPMENT LIMITS

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

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

- Existing development patterns - the development limit will be drawn around the main built up area of the settlement. Scattered, sporadic or dispersed development or buildings separated from the main body of the settlement by areas of undeveloped land, roads or industrial areas will not be included. Where possible, limits should follow clearly defined features or constraints such as roads.
- Capacity - the ability of the settlement to accommodate future development based on existing and proposed infrastructure, on its access to facilities and services and levels of public transport. This also includes the availability of previously developed land.
- Existing planning consents/development - land with planning consent for residential development or community facilities where development has been implemented.
- Character - the limit will be drawn to reflect the need to protect and enhance settlement character. This means protecting areas of open space or land with the characteristics of open countryside within and adjacent to settlements by not including them within development limits. Large rear gardens or paddocks stretching well out the villages built form will also be excluded.

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

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

- 5.63 Development limits for each settlement were set out in the existing North Lincolnshire Local Plan and are strongly supported as a key tool in ensuring that future development occurs in sustainable locations. They also ensure that the countryside is protected from inappropriate development and no uncontrolled expansion of settlements will take place.
- 5.64 The exact extent of development limits will be defined in the Housing & Employment Land Allocations Development Plan Document. Development limits will not be applied to those settlements classed as rural settlements in the countryside. Development in these locations will only be permitted where it is appropriate to the functioning of the countryside.

Monitoring

- 5.65 The following indicators and targets will be used to monitor the implementation and effectiveness of the policies contained in this chapter.

Indicator	Target
Number of net additional dwellings per annum by settlement hierarchy.	Scunthorpe Urban Area 82% Brigg 7% Barton upon Humber 6% Crowle 1.2% Kirtan in Lindsey 1.5% Winterton 2.3%
Amount of floorspace developed for employment by type.	Delivering at least 10 hectares of employment land within North Lincolnshire per annum (excluding the South Humber Bank employment site) between 2006 and 2026.
Development on previously used land	30% of all new development to be completed on previously developed land.
Annual amount of employment land developed by type at the South Humber Bank.	To deliver the South Humber Bank allocation by 2026
Amount of new residential development within 30 minutes public transport time of a GP, primary school, secondary school, employment area, major retail centre and hospital	All residential parts of North Lincolnshire to have easy access to local shopping and community facilities by 2026
Number of planning applications granted outside settlement development limits.	80% of planning permissions to take place within development limits
Proportion of new development located in areas at risk of flooding (excluding the Lincolnshire Lakes Project and the South Humber Gateway)	No more than 15% to 20%
Change in areas of biodiversity importance	Change in areas (hectares) of biodiversity habitat sites of international, national, regional, sub-regional or local significance

Key Documents

- Planning Policy Statement (PPS) 1: Delivering Sustainable Development (ODPM, 2005)
- Planning Policy Statement (PPS) 3: Housing (DCLG, 2006)
- Planning Policy Statement (PPS) 4: Planning Sustainable Economic Growth (DCLG, 2009)
- Planning Policy Statement (PPS) 7: Sustainable Development in Rural Areas (ODPM, 2004)
- Planning Policy Statement (PPS) 25: Development & Flood Risk (DCLG, 2010)
- Planning Policy Guidance (PPG) 13: Transport (DETR, 2001)
- The Yorkshire & Humber Plan - Regional Spatial Strategy to 2026 (GOYH, 2008)
- Hull & Humber Ports City Region Development Plan (Yorkshire Forward, 2007)
- Many Faces, One Community – North Lincolnshire's Sustainable Community Strategy (NLSP, 2006)
- Strategic Housing Land Availability Assessment (NLC, 2008)
- North Lincolnshire Sustainable Settlement Survey (NLC, 2009)
- Employment Land Review (NLC, 2009)
- Assessment of Possible Locations for an Urban Extension for Scunthorpe (NLC, 2010)
- Lincolnshire Lakes Feasibility Study (Halcrow, 2009)
- Sequential Test of the Flood Risk of Potential Development Sites (Halcrow/NLC, 2009)

- Western Scunthorpe Urban Extension - Exception Test Strategy (Halcrow/NLC, 2010)
- Lincolnshire Lakes - Economic Assessment (Halcrow, 2010)
- Lincolnshire Lakes Access Study (Pell Frischmann, 2010)
- Sandtoft Evidence Base (Pell Frischmann, 2009)
- Humberside Airport Masterplan (Humberside Airport, 2007)

Link to Key Objectives

Spatial Objectives:

1, 2, 3, 4, 5, 6, 7, 8, 9, 10

SA Objectives:

SA1 ; SA2; SA3; SA4; SA5; SA6: SA7; SA8; SA9; SA10; SA11; SA12; SA13; SA14; SA15; SA16; SA17; SA18;
SA19; SA20; SA21; SA22; SA23; SA24; SA25; SA26; SA27; SA28