



The countryside charity
North Yorkshire

PO Box 189
York
YO7 9BL
www.cprenorthyorkshire.co.uk
Tel: 07983 088120
Email: info@cprenorthyorkshire.co.uk

Branch President
The Lord Crathorne KCV0
Branch Chair
Mr S White

Authority: Scarborough Borough Council

Type of consultation: Outline Planning Application

Full details of application/consultation: 20/00394/OL - Outline planning application with all matters reserved for new housing development

At land at: East of Limestone Grove, Burniston, Scarborough, North Yorkshire

and

Full details of application/consultation: 20/00360/OL - Outline planning application with all matters reserved for new housing development

At land at: 40 Limestone Road, Burniston, Scarborough, North Yorkshire

Type of response: Comment

Date of Submission: 8th April 2020

All responses or queries relating to this submission should be directed to the Secretary for the Trustees at the contact details shown above on this frontispiece.

All CPRE North Yorkshire comments are prepared by the charity using professional planners whose research and recommendations form the basis of this response in line with national CPRE policies.

External planning consultant used in this response:



KVA Planning Consultancy
Katie Atkinson, BA (Hons), Dip TP, MA
MRTPI
www.kvaplaning.co.uk

Comment

CPRE North Yorkshire (CPRENY) welcomes the opportunity to comment on the above two applications for outline planning permission by the same applicant at two parcels of land in Burniston. Please accept this one comment in relation to both applications.

CPRENY does not object to either proposal at this time. However, it is noted that whilst both sites are within the settlement limits of Burniston in accordance with Policy SH1, they are not allocated for development in the Scarborough Local Plan (2017) so would be considered as windfall sites. The sites are currently green spaces left to grass and bounded by trees, hedges and residential curtilages or pastureland.

The Council have identified 3 allocations for residential development within Burniston. Two of which (HA34 and HA35) are in close proximity to these proposed sites. Both allocations within the Plan are for circa 40 dwellings. A third allocation (HA33) in the village is for 60 dwellings. The Council therefore have outlined plans to grow Burniston by further 140 dwellings.

The applications, although outline with all matters reserved, suggest that on the larger site (360/OL) 5 detached dwellings would be envisaged and no information is presented for the small site (394/OL). These are relatively small numbers however, as the Council currently has an up to date 5-year housing land supply and these sites are on greenfield land, CPRENY would expect that the Council would require a full justification of 'need' for the additional dwellings from the applicant.

CPRENY believe that with an outline application, as a minimum, the applicant should provide information about the proposed use and the amount of development proposed to allow proper consideration of an application for planning permission as set out in para. 34 of the PPG – Making an application (ID 14-034-20140306). Furthermore, under Article 5(3) of the Development Management Procedure Order 2015 an application for outline planning permission must also indicate the area or areas where access points to the development will be situated even if access has been reserved. This has certainly not been the case for the smaller site.

CPRENY, therefore, consider that at this time, the Council has not been presented with sufficient information to determine that there will not be a negative impact on the village of Burniston, through the development of these sites or that there is indeed a need for such development. It is unknown as to the amount of land to be developed on the smaller site or how many dwellings are proposed or what the access would be.

The applicant does not provide Design and Access Statements or a Planning Statement in support of this application for planning permission. Whilst it is acknowledged that the applicant has submitted an ecology survey and arboricultural survey for the applications, it is not clear from these what net biodiversity gain is to be provided as part of the proposals on each site.

The application should either be withdrawn and resubmitted with additional supporting information, or the Council should request further information from the applicant in order to determine the application. If not, the proposals should be refused in their present guise.

CPRENY reserves the right to comment should additional information be submitted in support of the proposals.