

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H01-0084-19 **Applicant:** Mr Simon Lyon
Proposal: Erection of detached dwelling - outline approved H01-1077-17
Location: Plot Rear: 156 Barrier Bank Cowbit Spalding
Terminal Date: 25th March 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
17	Providing a Mix of Housing

National Guidance

National Planning Policy Framework 2019

Sections 5, 12 and 14 of the National Planning Policy Framework (2019)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

This is a reserved matters application for the erection of a detached dwelling on a plot to the rear of 156 Barrier Bank, Cowbit. The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design. Outline planning permission was granted for this site under reference H01-1077-17. The majority of the site is in Flood Zone 2 of the Environment Agency flood map with an area at the rear boundary in Flood Zone 3. The site shows as a maximum predicted flood depth of 500mm on the 2115 South Holland Strategic Flood Risk Mapping.

The proposal seeks to provide a backland two-storey dwelling to the rear of 156 Barrier Bank and adjacent to two completed plots approved under reference H01-1111-15. At ground floor level, a garage, utility, entrance hall, water closet, dining / kitchen area, dining room, office and living room are to be sited. Four bedrooms, two en-suites, a dressing room and a bathroom are to be sited at first floor level. The proposed finished floor level will be sited at 500mm above existing ground level, with a further 300mm of flood resilient construction. Materials of construction will be Hampton rural blend facing brick, with Sandertoft Calderdale roof tiles and Reconstituted Yorkshire cills and heads. A 2 metre high close boarded fence will border the site. Surface water is to discharge into soakaways and foul water to the main sewer.

In terms of flood risk, the site is predominately located within Flood Zone 2 of the Environment Agency's Flood Maps. A sequential test therefore needs to be undertaken. The Sequential Test is a decision making tool designed to ensure that areas at little or no risk of flooding are developed in preference to areas of higher risk. Paragraph 158 of the National Planning Policy Framework advises that: "The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding." For development to pass the sequential test it has to be demonstrated that there are no reasonably available alternative sites appropriate for the proposed development located in areas with a lower risk of flooding.

The site, as situated, is located within Flood Zone 2 of the Environment Agency's Flood Map for Planning. The latest Agency Flood Maps have been created as a tool to raise awareness of flood risk with the public and partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences.

The South Holland Strategic Flood Risk Assessment (2017) is therefore used as a basis to apply the sequential test. In this respect, the site is located within an area identified as "Danger to Some". However, it is not possible, consistent with wider sustainability objectives, for all new housing within the district to be delivered within an area of no risk and this is a less severe category. It is considered that there are no reasonably available alternative sites appropriate for the proposed development located in areas with a lower risk of flooding. In this respect, the Authority views reasonably available sites as those that are deliverable and developable (as defined by the NPPF) for the use proposed within the area, can accommodate the general requirements of the development and are, in principle, in conformity with the objectives and advice within the National Planning Policy Framework and its associated National Planning Practice Guidance relating to sustainable development and flood risk.

If it is not possible to locate the development within an area of lower flood risk, the exceptions test should be applied. The NPPF and the PPG set out two elements to the Exceptions Test. First, proposed development is required to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and second, that it will be safe for its lifetime without increasing flood risk elsewhere and, where possible, will reduce flood risk overall. This is aimed at allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available whilst helping ensure that flood risk to people and property will be managed satisfactorily.

In terms of the first element, the proposal will provide wider sustainability benefits to the community that outweigh flood risk; that is, the provision of additional housing in sustainable locations within the district. In terms of the latter, the Environment Agency has recommended that the properties be two-storey and that finished floor levels (FFLs) be set at least 500mm above existing ground level. Flood resilient construction should also be incorporated within the development up to 300mm above finished floor level. Matters relating to flood risk were conditioned at the outline stage under reference H01-1077-17.

South Internal Drainage Board

Requests a full drainage condition to assess infiltration testing.

Cowbit Parish Council

Supports the proposal.

County Highways & SUDS Officer

No objections and requests a standard utility informative.

No objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing. The design, scale and layout is considered to be appropriate for the site and does not materially impact the character of the surrounding area.

In light of the above considerations the proposal is considered to be in accordance with Policies 1, 2, 3, 4, 10, 11 and 17 of the South East Lincolnshire Local Plan, 2019, as well as Sections 5, 12 and 14 of the National Planning Policy Framework, 2019.

A delegated approval is considered to be appropriate.