Land Adjacent: Fairview Farm 19 Mill Drove South Cowbit

Residential development - erection of 6 single-storey dwellings

Planning Statement





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SMARTER PLANNING CHAMPION

1. Summary.

This is an outline proposal for the erection of 6 single-storey dwellings on land adjacent to Fairview Farm, 19 Mill Drove South Cowbit.

The indicative layout shows a vehicular access south of 19 Mill Drove South with dwellings on previously developed land – this is currently in business use.

The frontage of the proposal is within the defined settlement limit with land to the rear classed as being in the open countryside. Four of the proposed six bungalows shown on the indicative plan are sited just outside of the settlement boundary.

The element of the site area inside the development boundary Is consistent with policy to promote such development. The development site as a whole is on previously developed land thereby meeting a national policy imperatives to bring such land back into use.

Both elements of the site may be viewed as infill development; this is by reason of the rear part of the site being sandwiched between a residential boundary to the north and land to the south that benefits from permission for some 45 houses.

The site has a direct affinity with the settlement, and is consistent with policy.

2. Background

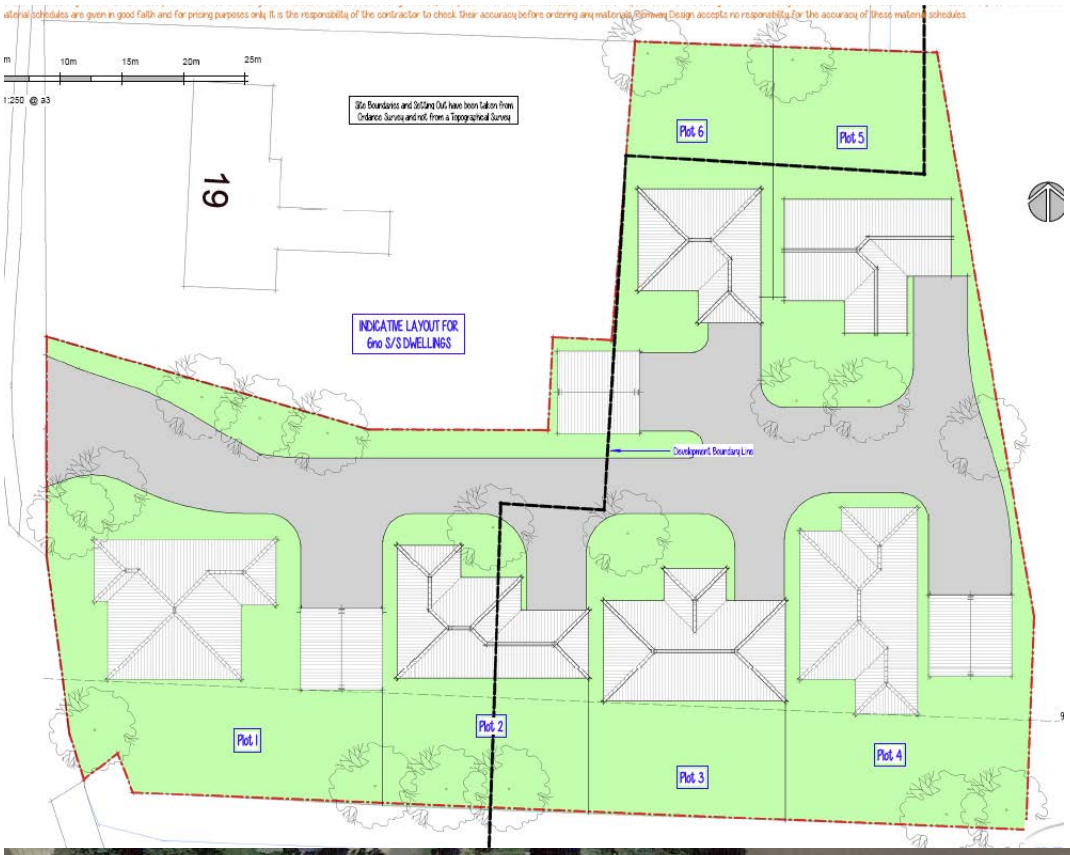
A previous proposal referenced H01-1210-19 was refused on10th February 2020 for a range of reasons that are not robust. These were

- The proposal fails to demonstrate that the development would be safe from flood risk over the lifetime of the development.

- The site is not considered to be a suitable site for housing with regards to the principles of sustainable development and the protection of the countryside character of the area.

- It was said to be contrary to:
    - Policies 1 Spatial strategy (directing development to locations within the Development boundary) , and
    - Policy 2 (Development management policies addressing design and environmental criteria) and
    - Policy 3 (design of new development addressing various design criteria) of thenSouth East Lincolnshire Local Plan (2019) as well as
    - Paragraphs 7 and (aiming to secure sustainable development) and 127 (aimed at securing a well-designed places) of the National Planning Policy Framework (2019).

The proposal is now resubmitted with additional information on flood risk and a reappraisal of relevant planning issues recognizing the acceptability of developing previously developed land in such locations.


1:250 @ a3
Site Boundaries and Setting Out have been Taken from Ordance Survey and not from a Topographical Survey
19
INDICATIVE LAYOUT FOR 6no S/S DWELLINGS
Development Boundary Line
Plot 1
Plot 2
Plot 3
Plot 4
Plot 5
Plot 6



3. Evaluation against planning policy

Key policy provisions	Comment
Policy 1: Spatial Strategy Cowbit listed as a Minor service centre. *"Within the Minor Service Centres, development is likely to be limited to any allocations made in this Plan, existing commitments (i.e. sites under development or with planning permission), changes of use and infill development."*	Part of this side lies inside the minor service centre of Cowbit. The whole development site may be presented as 'infill' given that it is set between built development and a site with permission for future development.
Policy 2: Development Management. This covers sustainable development considerations in relation to certain environmental and amenity criteria.	No adverse considerations arise.
Policy 3: Design of New Development to create distinctive places	No adverse considerations arise.
Policy 4 Approach to Flood Risk	Please see submitted flood risk assessment. The development would be safe from flood risk over the lifetime of the development. All properties on the proposed development have a minimum finished floor level of 3.00m OD, which is 200mm higher that the highest land level and 400mm above the lowest level on the site then they will be above the predicted flooding in a 1 in 1000 year event in 2115.
NPPF	
78. *To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.*	The site is immediately adjacent to Cowbit where growth is permissible. On the matter of sustainability, the scheme would not run counter to the environmental aspects of sustainable development (as explained elsewhere in this statement). Regarding the economic aspect of

	sustainability , the scheme would generate some economic activity during construction and would support village facilities. As regards the social role, the scheme would assist towards the government's objective of boosting the supply of housing and would help towards supporting local facilities and local economic activity.
79. *Planning policies and decisions should avoid the development of isolated homes in the countryside*	For reasons given below, it is important to stress that the development is not contrary to national policy that expresses presumption against isolated houses. This site is not 'isolated' as it lies immediately adjacent to the but up area of Cowbit.
Previously developed land	
117. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land.	This site is previously developed land and thereby benefits from the national policy imperative to bring such land into productive use.
118. Planning policies and decisions should: *c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs…*	

4. Assessment

The site is logically part of the village.

The site is well located in relation to the village and its facilities.

The eastern (rear) part of the site is in part in the open countryside; but the western side is inside the development boundary for Cowbit. It is not known why the boundary was drawn in this way when the whole site plainly forms one planning unit, and its character is of built development forming part of the village. An assessment of the relationship of buildings to roads, different structures and fields, all show that the site has a direct affinity with the settlement.

It is concluded that the site relates more directly to the built-up area of the settlement not the countryside. It exists as an infill development between a residential site to the north and land with permission for housing development to the South (H01-0871-18[1]).

The site is not subject to any local landscape designations nor is otherwise protected as open land.

The development is not in conflict with countryside policies

Paragraph 79 of the National Planning Policy Framework prevents isolated homes in the countryside. The term 'isolated' was defined in a leagl case[2] as land that is physically separate or remote from a settlement. This site is not "isolated" as it plainly functions as an extension to the built-up area. The proposal has thereby not in conflict with this national policy to prevent isolated development in the countryside.

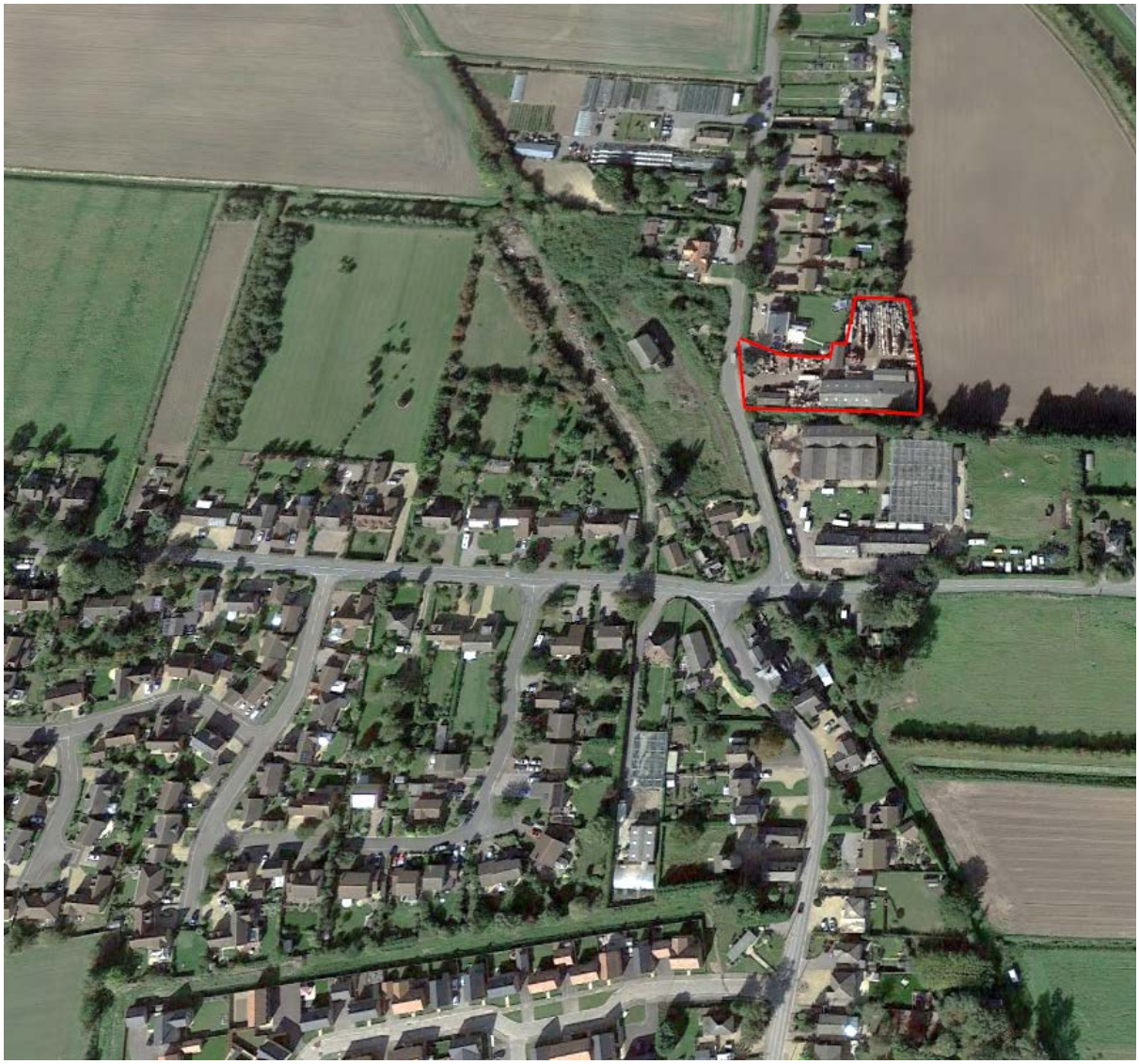
This is sustainable development.

The scheme would not run counter to the 'environmental' measure of national definitions of sustainable development for the reasons given above.
Regarding the 'economic' role of such development, the scheme would generate economic activity during construction and would support village facilities.
As regards the 'social' measure the scheme would assist towards the government's objective of boosting the supply of housing and would help towards supporting local facilities and local economic activity.

[1] The adjacent site to the south is permission ref H01-0871-18, March 2019, Residential development - up to 45 dwellings, including re-alignment of Mill Drove to Stonegate Road junction. See Appendix 1 of this Statement.

[2]
Braintree District Council v SSCLG & Ors [2017] EWHC 2743 (Admin
The Council had refused permission for two bungalows in the village on the grounds that they were outside a defined settlement boundary in the plan. The Inspector had concluded that, since the proposed new homes would be located on a road in a village where there were a number of dwellings nearby, the proposed development would not result in "new isolated homes in the countryside."

The site is part of the village



Appendix 1 – Showing the relationship with approval H01-0871-18 for 45 houses



end