Planning Statement

Date: June 2022

Site: An Hendra, Common Drove, Crowland, PE6 0HL

Proposal: Proposed Removal of Condition 11 to allow retention of existing dwelling on the original site.

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Planning Statement: An Hendra, Common Drove, Crowland, PE6 0HL

Project Reference Number: 2047

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Appendix 2: Decision Notice and Delegated Report Reference H02-0572-16

1. Introduction

1.1 One Planning Consultants have prepared this Planning Statement on behalf of the applicant, Mr Paul Speechley. It is submitted in support of a Section 73 planning application to South Holland District Council for the removal of condition 11 of planning permission H02-0014-17 to allow the retention of the original dwelling at An Hendra, Common Drove, Crowland, PE6 0HL. The previous Decision Notice and Delegated Report is attached at Appendix 1.

2. The Site and Context

The Site

2.1 The site comprises an existing dwelling, known as An Hendra, and is located within the open countryside. The dwelling sits relatively central within the plot and is a single storey dwelling with landscaping located along the boundaries of the site.

2.2 Approval was granted under reference H02-0014-17 for a replacement dwelling, which was proposed to the northwest of the original dwelling in a separate field and not within the original residential curtilage. The replacement dwelling has been constructed; however, the original dwelling still remains.



Figure 1: Site Location Plan

2.3 The site is bounded to the northeast by the highway, to the southeast and southwest by agricultural stores and grain store and to the north west by open agricultural land.

2.4 In terms of access, the site is accessed to the northeast via Common Drove.

2.5 The site is located within close proximity to Crowland, which is designated as a Main Service Centre within Policy 1 'Spatial Strategy' of the adopted South East Lincolnshire Local Plan. Main Service Centres are defined as performing significant service roles for quite wide areas of South Holland. Crowland includes a number of services including convenience stores, cafes and public houses, food and takeaway services, health centre, dental practice, Primary School, children's centre, Leisure and wellbeing centre, sports pavilion and field and a number of employment opportunities amongst other things.

2.6 In terms of public transport, bus stops are located within Crowland which are served by the no.37 bus service connecting Spalding and Peterborough where further services including train services can be accessed.

Planning History

2.7 The site history is set out below as available online on the Council's website:

- H02-0572-16: Proposed replacement dwelling. Approved on the 31st August 2016;
- H02-0014-17: Proposed replacement dwelling – resubmission of H02-0572-16. Approved on the 20th February 2017. This application sought to amend some of the design details of the proposed dwellings and to discharge some of the conditions attached to H02-0572-16.

3 The Proposal

3.1 The description of development is as follows:

'*Section 73 planning application for the variation of condition removal of condition 11 of planning permission H02-0014-17.'*

3.2 Decision notice ref H02-0014-17 (Appendix 1) sets out a number of conditions of which, condition 11 is sought to be removed under this application. Condition 11 reads:

'Prior to the first occupation of the dwelling hereby permitted, the existing dwelling on the original site shall be demolished, all rubble and associated materials cleared from the site, and the land returned to agricultural use.

Reason: To ensure that the existing dwelling is demolished.
This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.'

3.3 As highlighted earlier within this Statement, the replacement dwelling was proposed to the northwest of the original dwelling in a separate field and not within the original residential curtilage. The replacement dwelling has been constructed; however, the original dwelling still remains.

3.4 This application seeks to remove condition 11 to allow the existing dwelling on the original site to be retained as a residential dwelling.

4. Planning Policy Considerations

4.1 This section sets out the planning policy background to the proposed development in relation to national and local planning policy guidance.

National

The National Planning Policy Framework (NPPF), July 2021

4.2 The NPPF confirms that the planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions (Paragraph 2). The following relevant elements of this document are set out below:

Section 2:	Achieving sustainable development
Section 4:	Decision-making
Section 5:	Delivering a sufficient supply of homes
Section 6:	Building a strong, competitive economy
Section 11:	Making effective use of land
Section 12:	Achieving well-designed places
Section 15:	Conserving and enhancing the natural environment

Local

South East Lincolnshire Local Plan (Adopted 8th March 2019)

4.3 South Holland District Council produced a new Local Plan jointly with Boston Borough Council and Lincolnshire County Council, which covers the plan period 2011 – 2036 and covers a range of planning matters and set out policies against which planning application should be considered as well as identifying sites for development to meet the area's needs. The following policies are considered relevant to this proposal:

Policy 1:	Spatial Strategy
Policy 2:	Development Management
Policy 3:	Design of New Development
Policy 4:	Approach to Flood Risk
Policy 10:	Meeting Assessed Housing Requirements
Policy 11:	Distribution of New Housing
Policy 17:	Providing a Mix of Housing
Policy 22:	Replacement Dwellings in the Countryside
Policy 31:	Climate Change and Renewable and Low Carbon Energy
Policy 32:	Community, Health and Well-being
Policy 36:	Vehicle and Cycle Parking

Material Considerations

4.4 *Planning Practice Guidance*, last updated October 2019.

4.5 *National Design Guide – Planning Practice Guide for Beautiful, Enduring and Successful Places, September 2019.*

4.6 *Budget Statement (Autumn 2021),* the Autumn Budget and Spending Review reiterated the Government's commitment to deliver 300,000 homes a year.

4.7 *Levelling up White Paper (February 2022)* – The Department of Levelling Up, Housing and Communities pledge to reform the planning system and level up the country

5. Planning Policy Assessment

5.1 This section seeks to assess the relevant planning policies identified in section 4 against the proposed removal of condition 11 of the decision notice reference H02-0014-17, as referenced in section 3 of this Statement.

Planning Application Background

5.2 This application seeks to remove condition 11 of planning permission H02-0014-17 for a proposed replacement dwelling. Since the applicant has constructed the replacement dwelling, which was constructed further north along Common Drove, the existing dwelling has been retained and therefore the applicant is seeking to remove condition 11 which sought to demolish the existing dwelling, prior to the first occupation of the replacement dwelling. The reason for the condition attached to the decision notice states:

'To ensure that the existing dwelling is demolished.
This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.'

5.3 Since the replacement dwelling has been completed, development has occurred within the immediate vicinity of the original dwelling and circumstances and material considerations have changed which are considered to support the retention of the original dwelling. This Statement outlines these considerations and why it is considered the retention of the original dwelling should be supported.

The Principle of Development

5.4 The application site is located outside of any defined settlement boundary and falls within the 'open countryside' (for the purposes of planning policy) and the site has not been allocated for development in the adopted Local Plan.

5.5 The Local Planning Authority's (LPA) decision notice references Policy HS17 of the South Holland Local Plan, which related to the provision of replacement dwellings outside of a defined settlement boundary subject to compliance with a number of criteria. Since the determination of the application, the South Holland Local Plan has been replaced by the South East Lincolnshire Local Plan 2011 – 2036, which was adopted in March 2019. Policy 22 'Replacement Dwellings in the Countryside' has replaced the previous policy relating to replacement dwellings.

5.6 Policy 1 sets out the spatial strategy for South East Lincolnshire and designates Crowland as a Main Service Centre and states within settlement boundaries development will be permitted that supports their role as a service centre. Outside of the settlement boundaries it goes on to state these areas will be designated as Countryside and *'development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits'.*

5.7 As outlined within paragraph 10 of the NPPF, at the heart of the Framework is a presumption in favour of sustainable development and it requires all LPA's to identify a five-year supply of housing land. Where this cannot be demonstrated the relevant housing policies will not be considered up to date and decisions on the acceptability of such proposals will rest on the degree to which they comply with the NPPF. The LPA have published the South Holland District Council 5-year Housing Land Supply Assessment (as at 31st March 2021), which states the Council can demonstrate 8.5 years and therefore the relevant housing policies are considered to remain up to date. In any event it should be noted the five year housing land supply provides a minimum number of homes to be planned for and is not the maximum number.

5.8 Paragraph 11 of the NPPF confirms that applications should be considered in the context of the presumption in favour of sustainable development. Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.9 The definition of sustainable development as set out in the NPPF is not limited to location but includes economic, social and environmental considerations.

5.10 Policy 1 of the adopted Local Plan, outlined above, echoes the aims of Paragraph 11 of the NPPF and seeks to achieve sustainable development within the area by taking a positive approach that reflects the presumption in favour of sustainable development.

5.11 It is the applicants' view that this Statement outlines the material considerations and the reason why condition 11 should be removed and the original dwelling should be retained and represents a sustainable form of development that should be supported.

5.12 Paragraph 78 of the NPPF states in rural areas, planning decisions should be responsive to local circumstances and support housing developments that reflect local needs. Paragraph 79 goes on to state to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

5.13 Paragraph 119 of the NPPF sets out how planning decisions should promote effective us of land in meeting the need for homes and other uses while safeguarding and improving the environment and ensuring safe and healthy living condition. Paragraph 152 also goes on to state how the planning system should support the transition to a low carbon future in a changing climate and should encourage the reuse of existing resources.

5.14 For the reasons highlighted within this Statement, it is considered the removal of condition 11 to enable the retention of the original dwelling makes efficient use of an existing site, reusing existing resources which otherwise would likely be sent to landfill. The proposed retention of the original dwelling would also provide an additional dwelling to help meet the District's housing needs that

would make a small but positive contribution to the District's housing supply and would provide a dwelling in a sustainable location to help the rural economy.

5.15 In light of the above position, the following assesses the sustainability of the proposal and highlights the benefits of the retention of the existing dwelling and provides clear economic, social and environmental benefits.

Economic

5.16 The economic dimension of sustainable development seeks to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure. The adopted Local Plan seeks to achieve economic growth and job creation in the District. This growth goes hand-in-hand with population growth. Population growth is therefore beneficial for the economy and the growth of South Holland District Council.

5.17 Within the previous application, reference H02 -0014-17, it was stated the original dwelling would be demolished and the site reintegrated into agricultural use as part of the wider adjacent agricultural operation. It is also noted within the Officer's Delegated Report for the original application, reference H02-0572-16 (attached at Appendix 2), it is stated *'The adjacent farmer is eager to purchase the plot of land which currently accommodates the bungalow so that it can be reintegrated into the surrounding field and used for cropping. The addition of this land would also help the farmer with the Anaerobic Digestion Plant approved under planning reference H02-0019-15 by removing the nearest residential property away from the site of the plant.'*

5.18 The original site was reasonably open and accessible to the surrounding countryside as it was bounded on two sides by the adjacent field and therefore this would have been a viable option to reintegrate the site into the adjacent field. However, since the approval of this application, permission has been granted and completed for the erection of a new large grain store immediately to the rear of the site of the original dwelling. The grain store extends the entire width of the site as shown in Figure 1 within this Statement and is located within close proximity to the boundary. The application for the anaerobic digestion plant has also not been implemented and has expired and therefore there is no conflict in this regard.

5.19 Given this development, the parcel of land which the original dwelling sits on now has very little viability to be reintegrated into the adjacent field given it is now constrained on three sides by development. It is considered modern machinery would not be able to access and farm the site given the site is tightly bordered on three sides and therefore is not considered viable for agricultural use. There are no small parcels of land in the surrounding area of this size and shape that are currently being farmed and most end up going to wasteland because of their difficult size and access.

5.20 The retention of the original dwelling as a residential dwelling is considered to be the most viable option for the site as there is considered to be little viability for the site to be reintegrated into the surrounding agricultural operation. The proposal would allow for the immediate occupation of a habitable dwelling and would allow for the reuse of existing resources, which would otherwise likely end in landfill if the dwelling was to be demolished and the site cleared. The continued use of a habitable dwelling is considered to be the most economically viable option for the site and would help support the transition to a low carbon future and help to reduce greenhouse gas emissions through the reuse of an existing dwelling rather than the need to build new dwellings to help address the current housing crisis within the country.

5.21 The removal of condition 11 and retention of the original dwelling would provide an additional dwelling within the locality that would result in an increase in the population and would also generate additional household expenditure which would bring benefits to local shops and services and encouraging sustainable economic growth.

5.22 The proposal would also provide an additional dwelling immediately, making efficient use of land and existing resources, for a member of the local community and would help bolster the District's housing supply.

Social

5.23 The social dimension of sustainable development is concerned with supporting strong, vibrant and healthy communities through the provision of housing supply to meet the needs of present and future generations and through creating a high quality built environment with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

5.24 The site is located approximately 1 mile from the defined settlement boundary for Crowland, which is a Main Service Centre as defined within Policy 1 of the adopted Local Plan, which sets out the spatial strategy for South East Lincolnshire. Main Service Centres are defined as performing significant service roles for quite wide areas of South Holland. Crowland includes a number of services including convenience stores, cafes and public houses, food and takeaway services, health centre, dental practice, Primary School, children's centre, Leisure and wellbeing centre, sports pavilion and field and a number of employment opportunities amongst other things. The wide range of services within Crowland can be accessed easily from the site by walking, cycling or via a short car journey.

5.25 In terms of public transport, bus stops are located within Crowland which are served by the no.37 bus service connecting Spalding and Peterborough where further services including train services can be accessed. The site is also located on a cycle route as shown on the Policies Map for Crowland and therefore the site is considered to promote sustainable alternatives to the car, consistent with both the social and environmental dimensions of sustainable development.

5.26 The removal of condition 11 and retention of the original dwelling would provide a dwelling for a member of the local community now and it is considered there is no need to demolish a habitable dwelling that would help meet an identified need within a sustainable location. The retention of the

dwelling is also supported by paragraph 78 of the NPPF which states that housing should be located where it will enhance and maintain the vitality of existing rural communities helping to sustain facilities in the surrounding settlements, and the proposed retention of the original dwelling would support this.

5.27 Dwellings are desperately needed today and the Government's Budget Statement (Autumn 2021), reiterated the Government's commitment to deliver 300,000 homes a year. Issues such as the conflict in Ukraine and the current Coronavirus pandemic will also increase the demand further on the UK and local housing. There is a current lack of housing and house prices have also hit a record high, which is having a significant impact on people trying to purchase a property such as first-time buyers, and the proposed retention of the original dwelling would provide a much-needed dwelling for a member of the local community immediately.

5.28 Young members of the Applicants family work in agriculture or keep livestock locally; however, there is a lack of opportunities for them to be able to live in the community they grew up in and also continue to work in. The proposal would provide a much-needed dwelling for a member of the local community.

Environmental

5.29 The environmental dimension of sustainable development refers to protecting and enhancing the natural, built and historic environment. This involves improving biodiversity, using natural resources prudently, minimising waste and pollution and mitigating climate change including moving to a low carbon economy.

5.30 As highlighted earlier within this Statement, Paragraph 119 of the NPPF sets out how planning decisions should promote effective us of land in meeting the need for homes and other uses while safeguarding and improving the environment and ensuring safe and healthy living condition. Paragraph 152 of the NPPF encourages, among other things, the conversion of existing buildings to promote the reuse of existing resources to support the transition towards a low carbon future.

5.31 Policy 2 of the adopted Local Plan sets out sustainable development considerations that should be met, including but not limited to maximising the use of sustainable resources, impact on habitats and quality of design. This is expanded on in Policy 3 which relates to the design of new development and the need for high quality and inclusive design; ensuring proposals improve the character and quality of an area; protecting residential amenity; and minimising land take.

5.32 The proposal seeks the removal of condition 11 to allow for the retention of the original dwelling, which is a single storey bungalow with landscaping along the boundaries of the site. The Officer Delegated Report for the original application, reference H02-0572-16 (attached at Appendix 2) states *'The site of the original dwelling is adjacent existing agricultural buildings. There are open fields to the east and west of the site. This is a wide plot with little depth. The existing bungalow is of a standard design.'*

5.33 The plot is relatively modest and, as highlighted above, has little depth and is bounded to the northeast by the highway. At the time of the original application the site was bounded on two sides by agricultural land and since the determination of this application a large agricultural store has been granted approval and built immediately to the rear of the site. Therefore, the site is now only bordered on one side by agricultural land and given the limited depth of the plot it is considered no longer viable for the site to be reintegrated into the adjacent field to be farmed.

5.34 The logical use for the site is therefore for the original dwelling to be retained to provide much-needed accommodation for a member of the local community. The original dwelling is in good condition and would provide habitable accommodation immediately for a member of the local community.

5.35 As part of the original application, reference H02-0572-16, a Structural Report was submitted in support, which considered if a second storey could be added to the existing dwelling on the original site footings. It was concluded that this could not be achieved. Whilst a second storey could not be achieved the existing dwellings and foundations are sound and in good condition for the existing dwelling to be retained.

5.36 In visual terms, the site surroundings have altered dramatically since the previous application (reference H02-0014-17) was determined and given the large grain store to the rear of the site, there are limited views of the dwelling within the surrounding landscape. The retention of the existing dwelling, which is single storey, would not impact upon the wider landscape and given the landscaping along the borders of the site would also provide continued biodiversity habitats.

5.37 The original dwelling is in keeping with the character of development within the vicinity of the site and the surrounding rural landscape and its retention is considered entirely appropriate to the size and context of the site.

5.38 Consequently, it is considered the proposed removal of condition 11 and the retention of the original dwelling will provide a much-needed family dwelling within a sustainable location, providing an additional dwelling immediately. It is no longer viable for the site to be reintegrated into the adjacent agricultural operation and therefore the logical use of the site is for the existing dwelling to be retained making efficient use of land and existing resources. The application is considered to accord with the relevant policies within the adopted Local Plan and therefore should be supported.

6. Conclusion

6.1 This application seeks to remove condition 11 (demolition of existing dwelling on the original site) of planning permission HO2-0014-17 for the proposed replacement dwelling at An Hendra, Common Drove, Crowland.

6.2 The proposed development is considered acceptable in planning terms for the following reasons:

- The proposed removal of condition 11 and retention of the original dwelling would provide a much-needed family dwelling within a sustainable location immediately;

- The scheme makes a demonstrable positive contribution in bolstering the Council's housing supply and would make efficient and effective use of a highly sustainably located site that can no longer be reintegrated into the adjacent farming operation;

- The proposal would make efficient use of land, utilising an existing dwelling and existing resources whilst minimising land take to meet the District's housing needs in accordance with Policies 1, 2, 3 and 31 of the adopted Local Plan and the NPPF;

- The existing dwelling is in good condition and given its single storey nature and surrounding development has minimal impact upon the surrounding rural landscape and is in keeping with the character of development within the vicinity of the site in accordance with Policies 2 and 3 of the adopted Local Plan and the NPPF; and

- The proposal is considered a sustainable development in all respects as required by Section 1 of the NPPF and Policy 1 of the adopted Local Plan.

6.3 In conclusion, the proposal retention of the original dwelling is considered to provide an acceptable form of development in planning terms and is considered to comply with the adopted Local Plan and the NPPF.

Appendix 1: Decision Notice and Delegated Report Reference H02-0014-17

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Spalding
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planningadvice@sholland.gov.uk
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Sharman Architecture
Oak Barn
Willow Drove
Borough Fen
Peterborough Cambs
PE6 7QB

TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H02-0014-17 **Date of Decision:** 20th February 2017

Applicant: Mr Paul Speechley
Common Drove
Crowland
Peterborough
Cambs
PE6 0HL

Location: Common Drove Crowland

Description: Proposed replacement dwelling - resubmission of H02-0572-16

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
1:2500 Location Plan, Larger scale location view,
letter from agent including the material schedule (dated 3 January 2017),
dwg. no's. CD/02/F, CD/03/B, CD/04/C, CD/05/B, CD/06/C, CD/07/D, CD/08D, CD/09/D, CD/10/D, and CD/12/C; and
Flood Risk Assessment (prepared by Geoff Beel, dated January 2017)

Reason: For the avoidance of doubt and in the interests of proper planning.

3 A one metre square freestanding panel of brickwork showing the type of brick to be used in the construction of the development hereby permitted shall be constructed on site and approved by the Local Planning Authority before the commencement of the development hereby permitted beyond oversite. All new brickwork shall match that of the approved panel in terms of the type of bricks used, the method of bonding, mortar colour and pointing style. The brickwork panel so constructed shall be retained on the site until the development hereby approved has been completed.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.

4 Details of the design of all external doors, door and window frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), threshold and lintol detailing, and means of opening. The doors and door frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.

5 All new window frames, glazing bars and external door frames shall be of either timber, aluminium or timber and aluminium composite construction, with a painted finish, and thereafter so maintained.

Reason: In the interests of the architectural composition and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.

6 The rainwater goods utilised in the development hereby permitted shall be coloured black and of metal construction and thereafter so maintained.

Reason: In the interests of the appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

7 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (prepared by Geoff Beel, dated May 2016) and in particular the following mitigation measures:

-Finished floor levels shall be set at 900mm above surrounding ground levels; and
-The incorporation of flood resiliant and resistant construction techniques throughout the

development to 300mm above the finished floor level.

The mitigation measures shall be fully implemented prior to occupation.

Reason:To reduce the risk of flooding to the proposed development and future occupants. This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

8 The scheme of landscaping and tree planting shown on dwg. no. CD/03/B shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006.

9 The arrangements shown on the approved plan CD/02/F for the parking / turning / manoeuvring / loading / unloading of vehicles shall be available at all times when the premises are in use.

Reason: To enable calling vehicles to wait clear of the carriageway of Common Drove, Crowland and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.
This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out.

i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
ii) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity, levels of residential amenity and the visual amenity and character of the area within which it is set.
This Condition is imposed in accordance with Policies SG14 of the South Holland Local Plan, 2006.

11 Prior to the first occupation of the dwelling hereby permitted, the existing dwelling on the original site shall be demolished, all rubble and associated materials cleared from the site, and the land returned to agricultural use.

Reason: To ensure that the existing dwelling is demolished.
This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

Your attention is drawn to the letter which was sent by Internal Drainage Board on 23rd January 2017. You are advised of the need to comply with the requirements of the Drainage Board, which are covered by their own Bye-laws. You are further advised that any future amendments to this application and/or compliance with Conditions must also respect those Bye-laws. Please contact the Drainage Board directly for further information.

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway.



Paul Jackson
Place Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal

The Secretary of State can allow a longer period for giving notice of an appeal but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authroity based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

http://www.planningportal.gov.uk/planning/appeals/planningappeals

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-0014-17**	**Applicant:**	**Mr Paul Speechley**
Proposal:	Proposed replacement dwelling - resubmission of H02-0572-16		
Location:	Common Drove Crowland		
Terminal Date:	3rd March 2017		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG11	Sustainable Urban Drainage Systems (SUDS)
SG13	Pollution and Contamination
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development
SG4	Development in the Countryside
HS17	Replacement Dwellings in the Countryside

National Guidance

National Planning Policy Framework 2012

The presumption in favour of sustainable development

Core planning principles

Section 6 - delivering a wide choice of high quality homes

Section 7 - requiring good design

Section 10 - meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

This is a full planning application for a proposed replacement dwelling. This application is a resubmission of a previous application which received approval in order to amend some of the details, and to discharge the conditions which were set. This application seeks the following changes:
- change the front hip to a gable,
- reposition the dwelling further back and to the right,
- enlarge the garage,
- change the fenestration from timber windows to a combination of aluminium and timber,
- change the drive shape and location.

The front projection which would house the entrance lobby with bathroom above would look better with the front gable detail, improving the appearance of the front elevation.

Re-positing of the dwelling would be acceptable It would not impact unduly on residential amenity due to the location which has no immediate neighbours. The shape of the drive and location would therefore be acceptable in order to accommodate the changes proposed.

The enlarged garage would better reflect the status of the house, and would better serve the occupants of this 5 bed house.

Altering the fenestration from timber to timber and aluminium would be acceptable as a maintenance free window that would not deteriorate in appearance as UPVC does and will allow a finer frame rather than a bulky UPVC frame.

The Parish Council commented: Whilst the Parish Council appreciate the new dwelling, we find it unusual that this new property is being constructed outside the curtilage of the existing dwelling.

Highways / SUDS have no wish to restrict development subject of condition.

The question of building the dwelling in this location has already been decided within planning reference H02-0572-16. The changes are considered acceptable and still in keeping with local and national policies. The recommendation is therefore to approve.

Conditions imposed under planning reference H02-0572-16(see letter) can be discharged as part of this application as follows:
Condition 3. Materials are okay, samples seen. The gravel is plain in colouration for a large dwelling, but matches the countryside location.
Condition 5 to be repeated as details of windows required, but can give some latitude on materials in 6.
Condition 7. Informative only. Does not require discharging.
Condition 9. Site levels of all hard surfaced areas indicated in dwg. CD/03/B. Acceptable.
Condition 10. A number of soakaways are indicated on dwg. no. CD/03/B. Foul water to be discharged via a Klargester Biodisc waste water treatment system to be discharged at a suitable distance from any watercourse or building, and a septic tank.
Conditions 11 and 12. Landscaping shown on dwg. no. CD/03/B shows hedging using native species trees along the side and rear boundaries, trees to be planted along the side boundaries, some areas for shrub planting but no indication of varieties used. All other land is laid to grasss????
Condition 13. Utilty boxes to side of dwelling, and flues and pipes to be retained internally with outlets terminating in slate or roof vents.

Appendix 2: Decision Notice and Delegated Report Reference H02-0572-16

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

Sharman Architecture
21 Beadle Way
Peterborough
Cambs
PE4 7AS

TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H02-0572-16 **Date of Decision:** 31st August 2016

Applicant: Mr Paul Speechley
An Hendra
Common Drove
Crowland
Peterborough Cambs
PE6 0HL

Location: Common Drove Crowland

Description: Proposed replacement dwelling

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
1:2500 Location Plan, 1:1250 (enlargement from 1:2500), Larger scale location view, dwg. no's. CD/02/C, CD/04/B, CD/05/B, CD/06/B, CD/07/C, CD/08C, , CD/09/C, CD/11/A and CD/12/B,
Photographic views of existing and proposed, and
Flood Risk Assessment (prepared by Geoff Beel, dated May 2016)

Reason: For the avoidance of doubt and in the interests of proper planning.

3 Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.

4 A one metre square freestanding panel of brickwork showing the type of brick to be used in the construction of the development hereby permitted shall be constructed on site and approved by the Local Planning Authority before the commencement of the development hereby permitted beyond oversite. All new brickwork shall match that of the approved panel in terms of the type of bricks used, the method of bonding, mortar colour and pointing style. The brickwork panel so constructed shall be retained on the site until the development hereby approved has been completed.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.

5 Details of the design of all external doors, door and window frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), threshold and lintol detailing, and means of opening. The doors and door frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.

6 All new window frames, glazing bars and external door frames shall be of timber construction, with a painted finish, and thereafter so maintained.

Reason: In the interests of the architectural composition and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.

7 The rainwater goods utilised in the development hereby permitted shall be coloured black and of metal construction and thereafter so maintained.

Reason: In the interests of the appearance of the development and the visual amenity of

the area in which it is set.
This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.

8 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (prepared by Geoff Beel, dated May 2016) and in particular the following mitigation measures:

-Finished floor levels shall be set at 900mm above surrounding ground levels; and
-The incorporation of flood resiliant and resistant construction techniques throughout the development to 300mm above the finished floor level.

The mitigation measures shall be fully implemented prior to occupation.

Reason:To reduce the risk of flooding to the proposed development and future occupants.
This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

9 Before the commencement of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the details so approved.

Reason: To ensure that the Local Planning Authority retains control over the finished site and floor levels of the development, in the interests of the amenity of adjacent residents and its visual and architectural relationship with adjacent development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan, 2006.

10 Before the commencement of the development hereby granted beyond oversite, full details of the proposed means of foul and surface water disposal to separate systems shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full before there are any flows into the receiving systems.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding.
This Condition is imposed in accordance with Policies SG11, SG12 and SG13 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

11 Before the commencement of the development hereby permitted beyond oversite, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of twelve months beginning with the date on which development is

commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006.

12 Prior to its installation, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

13 Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and there shall be no variation from the details so approved.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.

14 The arrangements shown on the approved plan CD/02/C for the parking/turning/maneuvering/loading/unloading of vehicles shall be available at all times when the premises are in use.

Reason: To enable calling vehicles to wait clear of the carriageway of Common Drove, Crowland and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.
This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.

15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out.

i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;

ii) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity, levels of residential amenity and the visual amenity and character of the area within which it is set.
This Condition is imposed in accordance with Policies SG14 of the South Holland Local Plan, 2006.

16 Prior to the first occupation of the dwelling hereby permitted, the existing dwelling on the original site shall be demolished, all rubble and associated materials cleared from the site, and the land returned to agricultural use.

Reason: To ensure that the existing dwelling is demolished.
This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

Your attention is drawn to the letter which was sent by Welland and Deepings Internal Drainage Board dated 21st June 2016. You are advised of the need to comply with the requirements of the Drainage Board, which are covered by their own Bye-laws. You are further advised that any future amendments to this application and/or compliance with Conditions must also respect those Bye-laws.
Please contact the Drainage Board directly for further information.

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Should the development hereby permitted require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway.



Paul Jackson
Place Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

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The Secretary of State can allow a longer period for giving notice of an appeal but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

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If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

DECISION DELEGATED TO THE HEAD OF PLANNING

Application Reference :	H02-0572-16

Description : Proposed replacement dwelling

Location : Common Drove, Crowland

	OBJECT	SUPPORT	NO OBJECT.	COMMENT ONLY
Parish Council				
Ward Members				
County Highways			✓	
Environmental Health			✓	
Environment Agency			✓	
Welland & Deepings IDB			✓	Pre-application comments still stand
Public/Residents				

PLANNING POLICY

Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. Attention is drawn to the following Development Plan Policy which is relevant to the consideration of the application :

The Development Plan

South Holland Local Plan,2006

SG1 – General sustainable development

SG14 – Design and layout of new development

SG15 – New development: facilities for road users, pedestrians and cyclists

SG17 – Protection of residential amenity

HS17 – Replacement dwellings in the countryside

Other Policy/Guidance

National Planning Policy Framework, 2012

The presumption in favour of sustainable development

Core planning principles

Section 3 – Supporting a prosperous rural economy

Section 6 – delivering a wide choice of high quality homes

Section 7 – requiring good design

Section 10 – meeting the challenge of climate change, flooding and coastal change

PLANNING OFFICER'S ASSESSMENT

This is a full planning application for a replacement dwelling. The application site is located within open countryside.

The site of the original dwelling is adjacent existing agricultural buildings. There are open fields to the east and west of the site. This is a wide plot with little depth. The existing bungalow is of a standard design. The neighbouring dwelling to the north is a considerable distance away.

Policy HS17 of the South Holland Local Plan, 2006 makes provision for replacement dwellings outside a defined settlement boundary subject to compliance with specific criteria. They are summarised below:

1. The original building has not been abandoned;
2. It is not a temporary or mobile structure;
3. The building has a lawful dwelling house use;
4. It is not of architectural or historic merit and is capable of repair, where restoration would be preferred to replacement;
5. The replacement is of similar scale and size to the original building and does not exceed the floor area of the original dwelling by more than 20%;
6. The new building is situated on a similar footprint;
7. The design of the replacement building reflects that of traditional vernacular buildings in terms of scale, character, materials and architectural detailing.

The application complies with most criteria within the policy. The only criteria that needs to be assessed are 5 relating to the increase in floor area, and 6 which requires a replacement dwelling to be positioned on a similar footprint to the original dwelling unless it can be demonstrated that repositioning would benefit the character and appearance of the site and locality.

Footprint: The application seeks to move the replacement dwelling to another location approximately 3 fields away, and not within the current domestic curtilage. A structural report has been submitted which indicates significant movement in the structure of the existing dwelling with possible foundation failure. Replacing the dwelling may result in a dwelling of an improved appearance rather than insisting on expensive underpinning.

In addition, the adjacent farmer is eager to purchase the plot of land which currently accommodates the bungalow so that it can be reintegrated into the surrounding field and used for cropping. The addition of this land would also help the farmer with the Anaerobic Digestion Plant approved under planning reference H02-0019-15 by removing the nearest residential property away from the site of the plant. Therefore although the proposed building would be built on agricultural land, the existing brownfield land would be reintegrated into agricultural use.

Due to the condition of the existing dwelling and use of the site for agricultural use, the change of footprint, and resiting of the dwelling to a nearby location can be considered to be of benefit to the character and appearance of the site and locality. In addition, this application indirectly supports the local agricultural area, so can be considered to be supported by Section 3 of the National Planning Policy Framework 2012. This part of the NPPF supports a prosperous rural economy by taking a positive approach to sustainable new development through the support of business and enterprise in the rural economy.

The siting of the replacement dwelling is to the south east corner of an existing agricultural field. The field has no hedging around its boundary. The proposed curtilage would form a

slightly smaller plot, more conveniently square in shape with a greater depth than the original plot. This would allow the proposed dwelling to be set further from the highway. There are no near neighbours and the plot would be surrounded by agricultural fields. The nearest neighbouring property is to the other side of the road approximately 80 metres from the proposed site. There is therefore very little impact on nearby residential amenity and therefore complies with Local Plan Policy SG17 which seeks to protect residential amenity.

The proposed dwelling would be larger, and of 2 storeys in height. It is larger than the dwelling to be replaced. Although large, the design has rough overtones of vernacular architecture. There are unnecessarily large numbers of narrow windows to each fenestration. However, the overall appearance would be considered acceptable overall which does not conflict with Local Plan Policy SG14 which allows development which makes a positive contribution to the architectural and visual quality of its surroundings, or would not have an adverse effect on the character and appearance of the locality.

The Environment Agency originally objected to the application, suggesting a finished floor level of 950mm above ground level. The applicant produced amended plans to show the dwelling built on a raised earth bund held in place by a retaining wall. This will create a building of significant stature within the fen landscape, but considering the isolated location and lack of neighbouring dwellings, is not deemed refusable.

The recommendation is to recommend approval as there have been no sustained objections. The Environment Agency and Welland and Deepings Internal Drainage Board have commented on the application, the comments being able to be dealt with by condition. The Environmental Protection Team, and Highways have no objections. The application therefore appears to comply with national and local policies / guidance, the recommendation is to approve, but with conditions to ensure a satisfactory outcome.