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Planning, Design & Access Statement

Relating to an application for:

Residential re-development

(Revised scheme)

at:

Fleet Nursery, Fleet Road, Fleet

Submitted June 2018

To be read in conjunction with the submitted plans and all other supporting informaiton.

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Introduction

This multi-faceted statement has been produced to support a full planning application for the re-development of the site to comprise 8 dwellings. The proposals are a revised scheme following a previous refusal by the Council in January 2018.

Although not strictly speaking a national requirement, I have for completeness produced a Design and Access Statement along with a Planning Statement under the cover of this single document. This constitutes a significant part of the justification in support of the proposed development and seeks to demonstrate that the proposal would be a sustainable form of development in conformity with the NPPF and the development plan.

The proposal

Having fully engaged with the client and having appraised both the constraints and opportunities presented by the site, the proposals have been revised, and reduced, and now comprise a development of 8 units. The house types have also been revisited and amended to ensure that the development is respectful to the established scale of buildings on site and the character of the general area, whilst ensuring that the scheme would make the most efficient use of the site. The proposal would result in a sustainable form of development which would contribute to the established community within the area. The scheme includes significant structural landscaping which would also aid in softening the impact of the development. This application is submitted in full, with details of all house-types, layout, landscaping and site access for consideration.

The detailed drawings depict the scheme to be determined, which are for a range of property sizes, of a traditional gabled form, which seeks to combines road frontage development with a modest cul-de-sac.

The application has evolved with these objectives in mind, with full recognition of both national and local planning policies.

The scheme would have the following benefits:

- Provide additional residential units in a sought after location, contributing to the housing needs for the area and which would allow additional occupancy which would support existing facilities within the locality.

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- Make efficient use of under-utilised “brownfield” land
- Provide energy efficient new dwellings which would compliment existing housing stock
- Would enhance the established character and context of the area and would make the most efficient use of an under-used parcel of land.

As stated from the outset within this document, this is a revised proposal which follows the refusal of the Council to grant permission for a former scheme at the site. The previous scheme for 9 units was refused by the Council’s Planning Committee for the following reason in January 2018:

> *The proposal would provide energy efficient dwellings that would make a contribution towards the supply of housing required to meet the needs of present and future generations. The scheme would also be deliverable. However, these matters are outweighed by the harm that the proposal would cause in terms of the development's effect upon the character and appearance of the rural locality and countryside. The site is situated between Holbeach and Fleet Hargate within an area where existing development is generally scattered. It is considered that the replacement of existing rural buildings with a housing estate would domesticate and urbanise the site and consolidate existing residential development within the countryside, to the detriment of its prevailing rural character. Further, it would cumulatively erode the physical separation between Holbeach and Fleet Hargate.*
>
> *The site is not therefore considered to be a suitable site for housing with particular regards to the principles of sustainable development and the protection of the rural character of the countryside. It is therefore contrary to Policies SG1, SG2, SG4, HS7 and SG14 of the South Holland Local Plan and Paragraphs 7, 8, 9, 14, 17, 49 and 55 of the National Planning Policy Framework, 2012. Paragraphs 14, 17 and 49 indicate that new housing should be in a sustainable location and contribute towards protecting and enhancing the environment. Paragraph 17 indicates that planning should recognise the intrinsic character of the countryside.*

The applicants were surprised and disappointed to receive the previous recommendation for refusal and subsequent decision. Having reviewed their position following the discussion at the Planning Committee meeting, they have decided to proceed to present a revised scheme which proposes an alternative approach to development as an attempt to address the design and character concerns.

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However, they retain the option to present an Appeal against the original scheme within the requisite timescales, and this is an option that they are actively considering. In the event that an Appeal is lodged, this would run in parallel to and would not prejudice the ability for the Council to determine this revised proposal on its own merits.

The main changes to the scheme are as follows:

- A reduction in the number of units from 9 to 8
- Revisions to the house types, in particular including the presentation of a semi-detached pair of rural cottages to the road frontage
- Revisions to the positioning and arrangement of the rear dwellings, with a chalet bungalow now located in the centre of the site to afford views through the site and to the countryside beyond from the main road and site entrance.
- General review and minor revisions to house-types to reduce scale and improve architectural theming.
- Addition of significant structural planting, in particular to the road frontage, to soften the development and enhance the street scene.
- Review of submitted documents, including analysis of the existing levels of built form on the site compared to the proposed scheme which would see a marked reduction in the extent of hard-surfaced area, and representation of this information.

Pre-application commentary

Pre-application advice was sought by the client prior to the scheme being developed. The Local Planning Authority provided a formal response and advised that there were no substantive objections to the proposals, and that there would be no restrictions regarding the loss of the existing use of the site.

The applicants wish to place on formal record their disappointment at receiving a refusal of planning permission in light of the positive pre-application advice. Whilst they appreciate that any advice is given informally and not binding, it does nevertheless influence their decision-making in whether to spend time and resources on pursuing a scheme, and having been offered the same advice on more than one occasion, they proceeded with the scheme in good faith.

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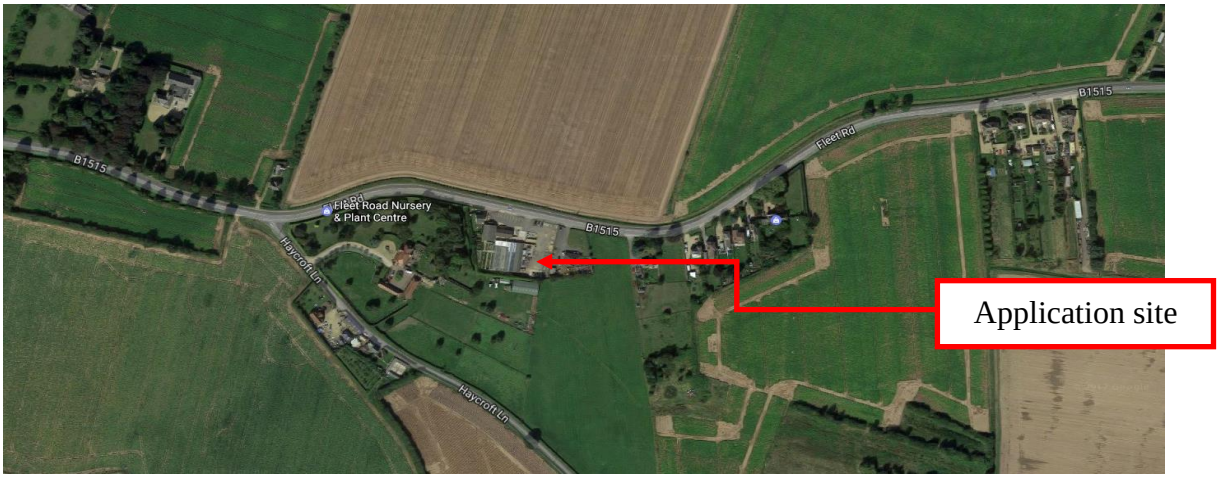
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The existing situation and context

The existing nursery is located approximately halfway between Holbeach and Fleet Hargate, and sits adjacent to Fleet Road.



Although the site is located between two settlements, it does not occupy an isolated position. There are sporadic groupings of dwellings which form short linear patterns of development, or clusters. The site also has a close relationship with two existing dwellings on either side.



The site presently comprises a series of single storey buildings, with a large car park. The buildings form the former nursery buildings utilised for storage, cultivation and sales. There are also large areas of external space.

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The site benefits from an existing vehicular access onto Fleet Road, and is within close proximity of existing bus-stops. It is also located within close proximity of the A17.

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The site is not located within any designated areas and is not within a Flood Zone, therefore, other than the existing physical constraints of the site, there are no fundamental barriers to the proposed re-development of the site.

The existing business was purchased by the client in 2002 as it complimented their existing business, which involved direct sales of plants and flowers. The clients' husband ran both the nursery and the commercial growing businesses until 2010. Following her husbands' passing away, the client continued to attempt to run the business at the nursery, however, after 7 years of trading the client has reluctantly come to the conclusion that it is no longer viable. The trading of the nursery has been limited, to the point where the client has been unable to manage the considerable overheads, and turn this into a successful business, with trading accounts showing a yearly decline. The business has operated at significant losses and the client has been unable to take a wage from the nursery. There is no profit within the business, and despite efforts to diversify (part of the site is rented to another business) it is clear that this operation is no longer sustainable. The client would be happy to share the accounts to support this view if required, but it is clear from the trading history that the business is not sustainable. As such, it is with a heavy heart that the client has to consider other, viable opportunities for the site and as such, seeks to re-develop it to provide much needed housing stock.

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Summary assessment of the proposed development

Use

The proposal would see the use of the land changed from nursery to residential. The nursery use of the site would render it as previously developed land, and given the proximity to other dwellings and the established settlements, it is considered that residential use on this site would be appropriate.

Amount

The scheme seeks to provide 8 dwelling units on the site, to be arranged to comprise road-frontage development and also a modest cul-de-sac which reflect the sites physical constraints. It is considered that the amount of development proposed would be acceptable on the site, allowing for a variety of property and plot sizes, ensuring a quality development would be the end result. The development would not appear cramped, contrived or over-developed.

Layout

A detailed layout has been presented which shows how the 8 units proposed can be accommodated. The spatial arrangement comprises road frontage development, with a modest cul-de-sac which would be served be a centralised access. The layout ensures proportionate plot sizes to serve the dwellings that are proposed. The layout chosen would allow for a high quality form of development.

Scale & Appearance

The detailed plans show traditional approaches to house design and scale. A variety of property sizes would be incorporated although the common theme is to create good quality housing, with a mix of scales throughout the site. The dwellings proposed would use simple robust brick materiality, but with an element of detailing such as string courses and around windows and doors. This would allow the development to successfully blend into the established context of the area. Should it be deemed necessary, conditions can be applied to secure appropriate design detailing through the use of planning conditions.

Access

The proposal would see access provided from Fleet Road, to service the units via a modest cul-de-sac arrangement. This would provide appropriate levels of forward visibility, along with requisite visibility

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splays onto Fleet Road. There would be ample parking space to serve each unit, with garaging provided as part of the layout.

Landscaping

Landscaping details are incorporated within the layout to carefully balance the amount of hard and soft landscaped areas in order to provide a development that would not appear out of character within this context. Significant improvements to the landscaping of the site would occur as a result of the reduction in hard-surfacing and provision of soft-spaces. The presentation of a substantial hedge to the roadside boundary would also be a benefit to the existing character of the site and the wider area. The landscaping would further aid in mitigating the visual impact of the development. If the Local Planning Authority considers that further screening / soft-landscaping is necessary then this could be controlled through the imposition of relevant planning conditions.

Policy context

National Planning Policy Framework (NPPF):
The NPPF was published in March 2012 and is a material consideration in planning decision-making.
The National Planning Policy Framework (NPPF) indicates that applications should be considered in the context of the presumption in favour of sustainable development. The NPPF seeks the speedy approval of proposals that accord with the development plan and, where the plan is "absent, silent or relevant policies are out of date", to grant permission unless the adverse impact would significantly and demonstrably outweigh the benefits; or that policies in the NPPF indicate development should be restricted. These principles are set out within paras 11-14 of the NPPF.

In addition, the NPPF sets out a series of Core Principles, and then provides advice relating to the creation of Local Plans and the determination of applications against these principles. Of those principles as set out within the various paragraphs, the following are considered to be most relevant to this proposal:
Principle 6 – paras 47, 49, & 55
Principle 7 – paras 56, 59, 60, 61, & 64
The NPPF also states that 'relevant policies for the supply of housing should not be considered to be up-to-date if a five year supply cannot be demonstrated' (NPPF, para 49). Thus, if there is no five year

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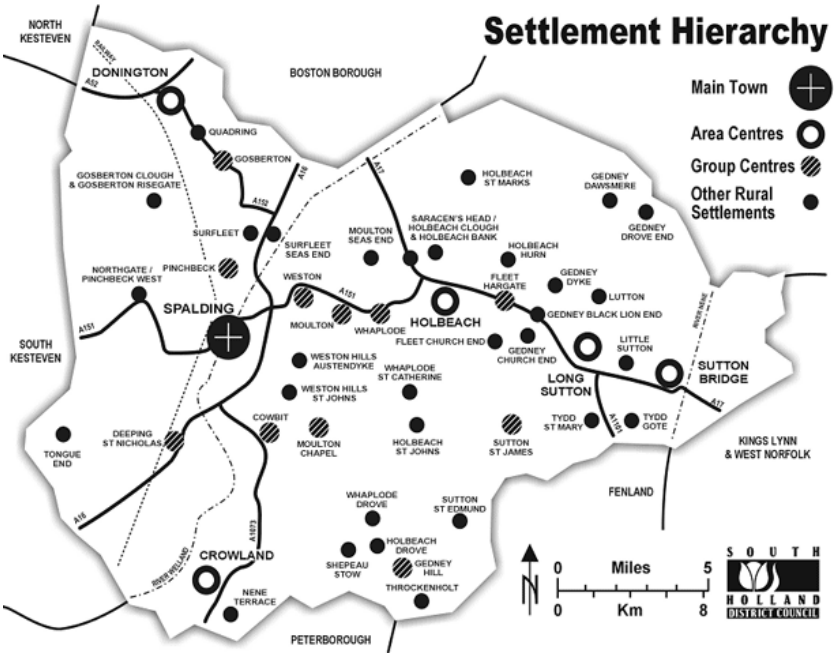
supply, relevant housing policies are considered out of date and therefore developments would be subject to paragraph 14 of the NPPF which provides a presumption in favour of such development, subject to criteria. The weight to be afforded to development plan policies relies to a great extent on whether a five –year supply of deliverable housing sites can be demonstrated.

Additionally, the NPPF expects that LPAs will work with applicants and developers in order to ensure that issues are resolved where possible in a pro-active and favourable manner.
Alongside the NPPF, the Government has introduced the National Planning Practice Guidance (NPPG) which provides further guidance in relation to the policies and issues listed within the NPPF.

Local Policies:

South Holland Local Plan 2006

The South Holland Local Plan is dated from 2006. It uses a settlement hierarchy approach to development across the district as set out in the image below.



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The following policies of the Local Plan are of particular relevance to this proposal. However, it must be recognised that these are the "saved" policies following a direction by the Secretary of State.

Policy SG1- General Sustainable Development

Planning permission for development will be granted where the Council is satisfied that the proposal is consistent with the principles of sustainable development, and where:

1) **the quality of life for residents is unimpaired or enhanced;**

2) **reasonable measures have been taken to conserve energy and natural resources; and**

3) **South Holland's essential character and main environmental assets are not damaged.**

Policy SG2 - Distribution of Development

All proposals for development must be located having regard to sustainable development principles. They should:

1) **adopt a sequential approach which gives priority to the use of previously developed land and buildings within defined settlement limits, then to greenfield land within defined settlement limits and finally to land adjacent to defined settlement limits;**

2) **make efficient use of land;**

3) **ensure that, wherever possible, development is served by a choice of transport modes including existing public transport or by improvements to public transport infrastructure linked directly to the development and the existing highway network; and**

4) **ensure that the development is acceptable in terms of traffic generation and road safety in the surrounding area.**

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Policy SG3 - Settlement Hierarchy

For the purposes of controlling and regulating development, and also to reflect the wider functions of settlements the following hierarchy will be applied:

1) **Main Town – Spalding**

Spalding is defined as the District's principal urban settlement. It will be the main location for new development.

2) **Area Centres**

The towns of Holbeach, Long Sutton, Sutton Bridge and Crowland and the main village of Donington are defined as Area Centres. They will continue to provide for housing, employment and commercial development to support their roles as service centres for surrounding rural areas.

3) **Group Centres**

The villages of Cowbit, Deeping St Nicholas, Fleet Hargate, Gedney Hill, Gosberton, Moulton, Moulton Chapel, Pinchbeck, Sutton St James, Weston and Whaplode will act as local service centres for the surrounding rural area. New development should support or improve their role as a focus for local social and economic activity, having regard to their role within clusters or groups of settlements.

4) **Other Rural Settlements**

In all other rural settlements (as shown on the proposals map) only a very limited amount of new development will be permitted and only in exceptional circumstances to meet demonstrated local needs and where the location of the development is well related to the built up area of the settlement.

Policy HS8 - Affordable Housing

On residential development sites of three or more dwellings, or sites of 0.1 hectares or more, the Council will require the provision of a minimum of one third of the residential units as affordable housing on the site.

The requirements of this policy will also apply to proposals for conversion of buildings to residential use.

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Any planning application which, on the grounds of viability, proposes a lower level of affordable housing provision than is required by this policy must be accompanied by evidence prepared by the applicant demonstrating that affordable housing at the level normally expected would impair the viability of the scheme and that the level proposed is the most that is achievable.

Whilst these policies are identified as being the only relevant "saved" policies forming the local planning policy framework. It is considered that these policies are "out-of-date" in relation to the requirements of the NPPF as is identified later in this report and therefore primacy should be given to the NPPF.

In considering housing proposals, it is clear from recent decisions made by the Local Planning Authority that there is considerable reliance on the NPPF. Thus in terms of the determination of this proposal, it is asserted that the proposals should be judged against the NPPF, with regard to the Planning Practice Guidance as opposed to the out of date Local Plan.

South East Lincolnshire Local Plan

On 5th July 2011, the South East Lincolnshire Joint Strategic Planning Committee Order 2011 came into force, creating the South East Lincolnshire Joint Strategic Planning Committee. This is a new, separate, statutory local planning authority covering Boston Borough and South Holland District, which will be responsible for the production of a new local plan for the area.

The published Local Development Scheme (LDS) identifies that the report should be adopted in February 2017. Whilst various background evidence documents are being compiled, and a first stage consultation is currently underway, it is considered that no formal weight can be attached to this document. Only when the various policies have undergone the various stages of consultation and examination can greater weight be afforded to it as a replacement for the historic local planning policies.

For the purposes of this application, no weight has been attributed to the Plan, albeit, as referred to later in this report various evidence documents have been utilised in the development of this current submission and these are afforded appropriate weight as part of the overall evidenced position.

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The identification of how this proposal would sit alongside this planning policy framework and why it would be acceptable is set out in the evaluation section of this report.

Evaluation

The previous refusal and this revised scheme:

The previous refusal is set out in detail earlier in this report, but can be broken down into a number of components as follows:

Positives (The Council's view)

- Provision of energy efficient dwellings would make a contribution towards the supply of housing required.
- The scheme would also be deliverable.

Negatives (The Council's view)

- Harm to the character and appearance of the rural locality and countryside.
    - The site is situated between Holbeach and Fleet Hargate within an area where existing development is generally scattered.
    - Replacement of existing rural buildings with a housing estate would domesticate and urbanise the site and consolidate existing residential development within the countryside, to the detriment of its prevailing rural character.
    - Erosion of the physical separation between Holbeach and Fleet Hargate.
- Unsuitable site for housing with particular regards to the principles of sustainable development and the protection of the rural character of the countryside.

Having reviewed the decision that was issued by the Council, and having reviewed the decision-making process undertaken by the Planning Committee, it is considered that the decision taken, based upon the planning balance was incorrect. It failed to fully consider all of the benefits of the scheme (such as the re-use of a previously-developed site), and failed to afford appropriate levels of weighting within the planning balance to factors such as the replacement of existing buildings, the positives of provision of housing on a previously-developed site, and the lack of 5-year housing supply. We also consider that the Planning Committee were incorrectly 'led' in their decision-making by references made by Officers to a nearby refused scheme.

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It is important to address the references to the nearby refused scheme early on in this revised statement. The application referred to at the Planning Committee (H05-1261-16) sought permission in outline for 5 units on land adjacent to 74 Fleet Road, to the east of the site currently under consideration. That proposal was presented with minimal information, and sought to develop a greenfield site. Having reviewed the Officer report on that proposal, there are striking similarities within that report and the report on the previous scheme on this site, particularly in relation to the impact on the character of the area and the "erosion" of the rural character. However it is felt that such comparisons are unfair and unjust, particularly as that site was a **greenfield** site, whereas the Fleet Road nursery site is a **brownfield (previously-developed)** site. There is therefore a clear distinction between the sites, most notably that local and national policy seeks to support development on previously-developed sites as opposed to greenfield ones.

Moreover, Fleet Road nursery is also occupied by existing buildings, buildings which do not contribute positively to the established character and appearance of the area, and therefore there is an existing level of visual impact, a visual impact which would be altered and replaced, with an alternative built form, but one which is believed will be equally, if not more appropriate, and certainly less harmful to the character and appearance of the area.

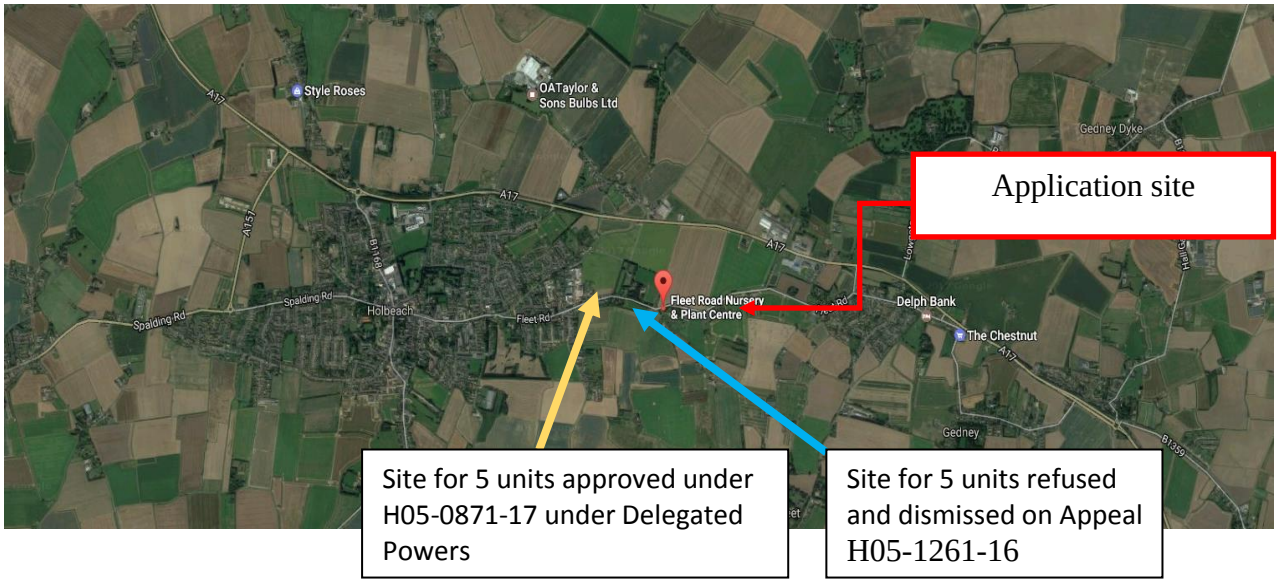
It is noted that the site referred to was dismissed on Appeal, and having appraised the Inspectors decision, we can understand how this was reached, however, we disagree that this presents a precedent for the same logic and arguments used by the Inspector to be applied to the Fleet Road site, due to the fact that the sites are materially, and significantly different. Hence we believe that the considerable reliance on this Appeal decision in the presentation to Members at the Planning Committee was flawed, unjust and inappropriate.

In addition, having reviewed the Councils Planning Register, we believe there is another application which should be brought to attention. H05-0871-17 located further to the east than the site identified in the above paragraphs is a greenfield site which was **approved** for 5 units, in this case it was concluded that as a scheme the proposal would be acceptable despite its natural extension of the existing built form into the countryside. We do not disagree with the assessment of this proposal, but would simply add that this demonstrates that sensitive additions of new development can and have been found to be acceptable in this general location, and thus it would not be unrealistic for

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support to be afforded to the revised proposal in light of its positive credentials of supporting the need for new housing, in a sustainable way, on a previously-developed site.

The image below shows the relationship between the application site, and the two previous schemes referred to above:



Moving on to consider the more detailed aspects of the Councils previous refusal.

It is accepted that this site currently contributes to the currently sporadic nature of the area, and moreover it must be accepted that the site is not "isolated" as defined within the NPPF (para 55) following the recent examination of this term within the Courts. To reach any alternative conclusion on this point would be an error in law and judgement on the Councils part. We hope this is a point the Council will concede?

Within Braintree and SOS v Granville, it is noted that the Courts concluded that:

> *"NPPF 55 cannot be read as a policy against development in settlements without facilities and services since it expressly recognises that development in a small village may enhance and maintain services in a neighbouring village, as people travel to use them. The PPG advises that "all settlements can play a role in delivering sustainable development in rural areas", cross-referencing to NPPF 55, "and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should*

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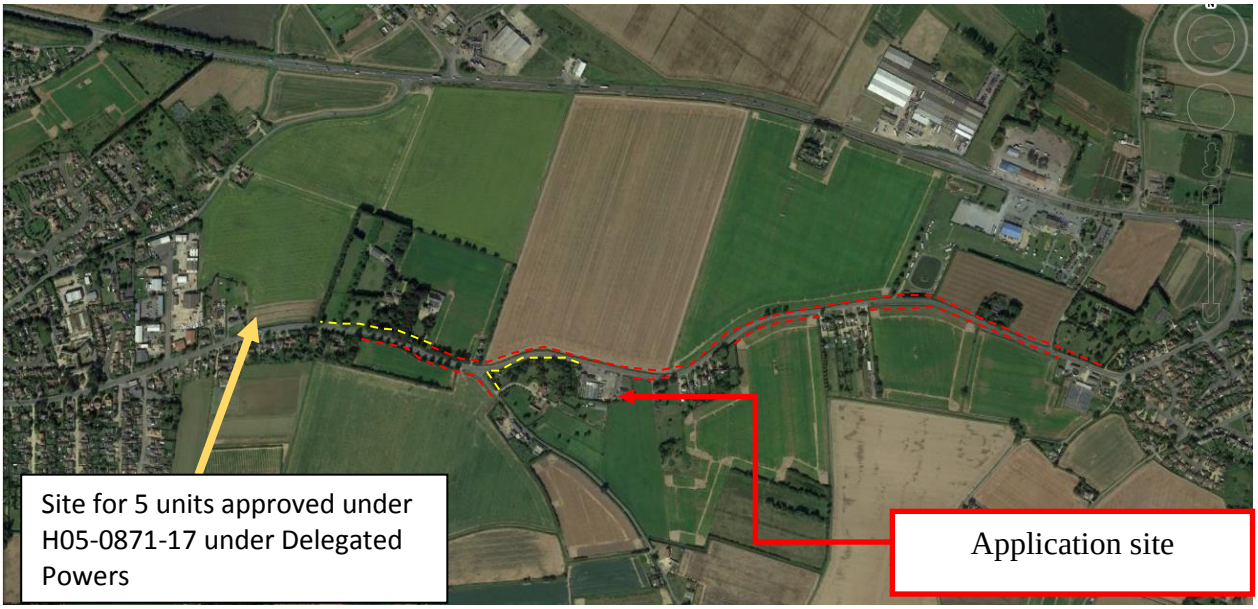
be avoided….". Moreover, in rural areas, where public transport is limited, people may have to travel by car to a village or town to access services. NPPF 17 penultimate bullet point identifies as a core planning principle to "actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable". But as the PPG states, NPPF 29 and 34 recognise that the general policy in favour of locating development where travel is minimised, and use of public transport is maximised, has to be sufficiently flexible to take account of the differences between urban and rural areas. The scale of the proposed development may also be a relevant factor when considering transport and accessibility. As Mr Dagg rightly pointed out, the policy in NPPF 17 in favour of focusing development in locations which are or can be made sustainable applies in particular to "significant development"."

This clarification on NPPF para 55 is important in this case. In addition to identifying that the site is not isolated in this case, due to its close proximity to existing forms of development, its references to general sustainability are also noted. The site is located between settlements and could easily serve the needs of individuals wishing to live in either settlement who cannot find appropriate housing. In this case, the site is accepted by the Council previously as being within a relatively sustainable location due to its proximity to existing settlements which are readily accessible. In view of the clarification provided by the Courts above, it should be accepted by the Council that the principle of development on this site is supported and that the sustainability of the site in general terms should not be in question. We therefore believe that in light of the above, the councils concerns regarding the suitability of the site for residential use should fall away, particularly when weight is added to the presumption towards the re-development of previously-developed sites is also applied.

A significant part of the Councils case in relation to a refusal on character grounds relates to the potential for erosion of the 'gap' between settlements and erosion of the sporadic character, with concerns regarding the effect on "precedent" and the Councils ability to refuse other applications of a similar nature. Precedence of itself is not a material planning consideration, each site is different as is each proposal, and thus, each scheme must be judged on its own merits. This is particularly important in this case whereby we believe the site does stand on its own.

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Having reviewed the existing pattern, nature and opportunities for additional development along Fleet Road, we question where the precedent would arise? The Fleet Road nursery site is **brownfield (or previously-developed)** this is a characteristic which stands it apart from any other opportunities. along the road. Moreover, as depicted in the image below, these greenfield sites (shown red) would in themselves preserve the gaps and extensive frontages along the road between the two settlements where the majority of built form is located. Other potential opportunities (yellow) would in our view be ruled out due to physical contraints as well as their greenfield nature.



It is therefore considered that in light of the above examination, the concerns relating to precedent, and the potential that allowing this site would make other applications difficult to refuse, and therefore eroding the space between settlements is unfounded. There are no similar circumstances that could be repeated here, and thus, we believe that this part of the argument against development of the Fleet Road nursery site would be unlikely to succeed at Appeal.

The final part of the Councils refusal which has not been evaluated relates to design concerns. We maintain that the original scheme was well founded for the reasons set out in detail below, however, the applicants team have sought to re-design the proposals to present an alternative approach which we hope will find favour with the Council.

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The scheme has undergone significant revisions:

- A reduction in the number of units from 9 to 8
- Revisions to the house types, in particular including the presentation of a semi-detached pair of rural cottages to the road frontage
- Revisions to the positioning and arrangement of the rear dwellings, with a chalet bungalow now located in the centre of the site to afford views through the site and to the countryside beyond from the main road and site entrance.
- General review and minor revisions to house-types to reduce scale and improve architectural theming.
- Addition of significant structural planting, in particular to the road frontage, to soften the development and enhance the street scene.
- Review of submitted documents, including analysis of the existing levels of built form on the site compared to the proposed scheme which would see a marked reduction in the extent of hard-surfaced area, and representation of this information.

All of the aforementioned changes have been taken forward in a proactive and positive way to address the concerns raised by the Councils Officers and Members. Notwithstanding the design changes and various concessions that have been made, the scheme continues to provide a high quality solution both in architectural theme and general approach. The clients intention here is to make a significant improvement to the character and appearance of the rural environment in this location and not detract from it. Hence a suitable re-development proposal is presented which offers an appropriate amount and approach to development, as opposed to creating a “typical housing estate”, or “no-where development” within this location. Furthermore, great weight should be applied to the replacement of the current buildings on site which detract from the surrounding environment. Regardless of the outcome of this application, the nursery use will not continue in the future, and in the event the application is not approved, it is likely that the buildings would stand vacant, deteriorating over time, and further detracting from the appearance of the area. This scheme should therefore be seen as a great opportunity to deliver a high quality re-development solution which would be sensitive to and integrate into the surrounding environment and the street scene.

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With regard to domestication of the countryside, the proposals through design have sought to provide a design response to this matter. A defined soft-boundary is proposed to the street frontage and at the end of the site to create a clear barrier. The unit types and access arrangements have been amended to reduce the residential feel, and seek to replicate traditional countryside approaches found in Lincolnshire and the District. Furthermore, the rear units would be set-down within the site and have been laid out in a manner to present open frontages, with enclosed rear amenity spaces in order to reduce the impact of domestic paraphernalia. Appropriate controls could also be imposed through conditions should the Council maintain its concerns in this regard.

Notwithstanding the above, in the event that the Council maintain that there are some unacceptable elements of the scheme, such negatives may be outweighed by positives within the overall planning balance. The planning balance is well-established in planning law, it is the practice of the decision-taker weighing up all relevant policies of the development plan (including any conflicts) and the balance of all relevant material considerations. This principle is based on the desire to establish sustainable development, and the acceptance that it is highly unlikely that schemes will be utopian in nature, in essence they are not perfect schemes, but they are not unacceptable when viewed in the round. Development Plan policies and objectives often pull in different directions, seeking to respond to differing scenarios, and to that end, it is the role of the decision-maker to assert appropriate weight to all relevant policies and objectives and weigh up the compliance with some policies, against non-compliance with others.

In this instance, if for some reason, the proposals are not compliant with all relevant policies, the decision-maker must apply weight to that lack of compliance, and balance it against the positive benefits of the scheme. A key driver of both local and national planning policy is to ensure the efficient and effective use of previously-developed land, to secure additional housing, and to provide for sustainable forms of development that would be in-keeping with the character and nature of surrounding land-uses. In this instance, we consider that the compliance with these policy objectives at both a local and national level should be attributed significant positive weight and that such positives would be sufficient to outweigh the concerns regarding the loss of employment.

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The proposals would see the efficient and optimised use of land, and would result in a high quality form of development. As a stand-alone scheme, when applying the planning balance, we consider that there are significant beneficial outcomes from the scheme, based on the three strands of sustainable development (social, economic, and environmental) which would outweigh any concerns with the acceptability of the proposal. Most notably the supply of additional housing, re-development of a previously-developed site, the provision of a high quality scheme appropriate for its environment, and the economic benefits of supporting the delivery of the site by a local, established business.

When considered in the round, we believe that the scheme is acceptable when the planning balance is applied.

In summary, we believe that this revised scheme has satisfactorily addressed the previous reasons for refusal. We respectfully hope therefore that the Council will reconsider its position in respect of the scheme and seek to recommend it favourably.

In addition to the above, the following considerations, presented as part of the original scheme remain relevant, and should also be considered alongside the comments offered above.

The main issues relating to this proposal are:

1. Principle (including consideration of planning policy, housing need and 5year land supply)
2. Impact on the character and appearance of the area including heritage matters
3. Impact on the amenities of neighbouring uses
4. Highways access

1. Principle

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Owing to the current status of the Local Plan, the planning policy context is currently quite complicated. This section will provide a precis of the current policy situation, and will also seek to

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demonstrate why this proposal is acceptable, and how it represents a sustainable form of development.

The current Local Plan.

The policy section of this report identifies the current context of Local Planning Policies.

The Local Plan is considerably out of date, pre-dating the NPPF and having been subject of a saved policies Direction. Therefore the Local Plan cannot constitute an up-to-date local policy framework (see para 12-14 of the NPPF). Similarly, it is considered that policies associated with this framework, such as the Affordable Housing SPG (dated 2007) should also be considered out-dated and therefore should be afforded no material weight.

It is noted that South Holland District Council intends to develop a new policy framework in conjunction with neighbouring authorities to form the South East Lincolnshire Local Plan, however, as outlined earlier in this report this is not due for adoption until late 2017 and at this stage can be afforded no material weight.

It is therefore the contention that significant weight and primacy should be applied to the NPPF in the consideration of the suitability of this proposal.

The National Planning Policy Framework (NPPF)

The NPPF represents the Governments overall framework and approach towards planning policy. It provides succinct guidance for both the development of Local Plans, but also forms a useful tool in the decision-making process. The purpose of the planning system is to contribute to the achievement of sustainable development.

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

Paras 12 and 14 of the NPPF make it clear that there is a duty to promote sustainable development, and as part of this requirement there is a desire for local planning policies to be kept up-to-date, and

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there is a firm requirement for such policies to be consistent with the overall aims of the NPPF. Para 14 also states that where policies are out-of-date, absent or silent, there is a duty to grant permission unless doing so would contradict the requirements of the NPPF.

The NPPF provides detailed guidance on the assessment of housing related proposals and also the development of housing policies, the following paragraphs are considered of particular relevance:

> *Para 28. "Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development."*
>
> *47. Requires that an evidence basis is used to ensure that the plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, identifies a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements (with an additional buffer of 5% - Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%), identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and set out their own approach to housing density to reflect local circumstances.*
>
> *49. "Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."*
>
> *50. Deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.*
>
> *54. "In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs."*
>
> *55. Promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby*

It should also be noted that one of the key Core Principles set out within the NPPF (para 17) is:

- **encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value**

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This is central to the application presented by the client. The former nursery represents a previously developed site, it is in a relatively sustainable location between two settlements and is of no particular environmental value. The starting point should therefore be the prioritisation of the re-development of the site for alternative purposes, such as the residential re-development proposals currently presented.

Of particular importance to this proposal, the NPPF also states that ***'relevant policies for the supply of housing should not be considered to be up-to-date if a five year supply cannot be demonstrated'*** (NPPF, para 49). Thus, if there is no five year supply, relevant housing policies are considered out of date and therefore developments would be subject to paragraph 14 of the NPPF which provides a presumption in favour of such development, subject to criteria. The weight to be afforded to development plan policies relies to a great extent on whether a five –year supply of deliverable housing sites can be demonstrated.

Interrogation of the Councils evidence base relating to housing, and in particular the background documents to the South East Lincolnshire Local Plan identifies that a recent review of the 5-year land supply was undertaken and this is set out within the published South Holland 5-year land supply at 28th February 2017 document.

This document identifies a number of facts, including the persistent under-delivery of housing within the area over a significant period. As a consequence the Council accepts that it must consider itself as an under-performing authority, failing to meet its need and demand for housing, and as such, it must apply a 20% buffer to its housing supply, as established by the NPPF.

Moving on from this, the document concludes the following comparison between requirement and supply:

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Table 3 – Comparison of the housing requirement and deliverable supply (28th February 2017)

Requirement	
5-year requirement	4,398
Supply	
Supply of deliverable housing sites	2,864
5-year Land Supply Results	
Shortfall	1,121
Supply (years)	3.25
Supply (%)	65

What can be seen from this table is that the authority cannot demonstrate a 5-year supply, with only 3.25 years or 65% of its requirement being able to be demonstrated, and thus it is well below the level required to be compliant with the NPPF**. In short, the Council cannot demonstrate a 5-year land supply, and as such, its housing policies should be considered out-of-date, and primacy should be given to the NPPF, particularly in relation to supporting development proposals which would boost housing delivery**. This matter will be evaluated further in later sections of this report, but it is clear that the NPPF should have a large bearing on the determination of the current application.

The issue of housing supply is important, the Council appears to accept that there is a distinct lack of a 5-year land supply and that there has been a significant period wherein there has been persistent under-supply of housing delivery. In light of these points, the proposal would be an eminently deliverable scheme for 9 new units, which although a relatively modest number, this would contribute to meeting the delivery gap within the wider area and would in our opinion be a size and form of development that would be commensurate to the size and characteristics of the area. The scheme would provide for 9 units of residential accommodation, and it is considered that this submission would sufficiently demonstrate that the proposals would make efficient and sustainable use of a previously-developed site for much needed housing which would meet the wider housing need for the district. This latter point is particularly important given the age of the local plan, and that it is both out-of-date and not consistent with the requirements of the NPPF.

Therefore taking both the 5-year supply position, coupled with the fact that this is a previously-developed site, substantial weight must be afforded to the benefits of provision of housing on this site and thus the principle of development must be supported, and this proposal must be viewed in a positive light.

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The 5-year land supply and Affordable Housing

As stated above, the NPPF requires that Local Planning Authorities maintain a 5-year supply of housing land in order to meet its objectively assessed need.

Crucially, the conclusions of the 5-year land supply report effectively confirms that the existing local planning policies cannot be considered up to date. In this context, the Council must do all it can to support the continued delivery of housing within its area.

Having concluded that the local housing policies must be considered out-of-date and not compliant with the NPPF, this proposal must still be appraised on their own particular merits with due regard to all of the other requirements of sustainable development.

In relation to Affordable Housing, it is noted that the Council relies on the Local Plan policy H6 and the adopted SPG to secure Affordable Housing.

It is our opinion that the document should not be afforded any material weight in the determination of this application. This policy is out-dated, and is “non-statutory”. Given that the Councils housing policies cannot be considered compliant with the NPPF (due to a lack of a 5year land supply), it is our view it should be disregarded for the purposes of the determination of this application.

That said, the client does recognise the importance of providing a scheme which would contribute to meeting a local need for housing and would provide an appropriate rural location for affordable housing, being sited between two established settlements. **As such, should the Local Planning Authority consider that there is a need to provide Affordable Housing to mitigate the impact of the development, or to ensure that the scheme is policy compliant, the client would be content to discuss and negotiate on this matter, based on a pro-active and collaborative approach.**

Such discussions would be conducted based upon the widest definition of “Affordable Housing” with regard to the latest Government objectives such as “Starter Homes” and should also consider the viability of the overall scheme. In the event of such discussions, the client would expect that any products delivered would be subject to local eligibility criteria, and that that all of these matters could be concluded within an appropriate Planning Obligation, following a recommendation to grant planning permission.

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However to clarify, the starting position of the client is that Affordable Housing is not currently required in order to deliver a policy compliant scheme.

White Paper – Fixing our Broken Housing Market

In February 2017, the Government released the document "Fixing our Broken Housing Market". Whilst not formal policy or guidance, it does clearly set out a direction of travel from the Government towards the need to improve delivery of housing nationally. It is considered that this is of particular importance to this proposal as it identifies that there is considerable need to improve both the numbers and types of housing being delivered, and encourage new methods of construction and new models of housing to come forward. There is considerable emphasis on encouraging proposals to come forward to delivery.

In relation to this particular application, the document highlights the importance of prioritising the use of previously-developed sites. The document indicates that legislation is to be enacted to encourage local planning authorities to develop brownfield registers to support the delivery of housing on such sites.

It is our contention that as an available, and deliverable previously-developed (brownfield) site, with minimal constraints, the Local Planning Authority should seek to support this present proposal and enable it to come forward, regardless of its location.

Revised Draft NPPF

In March 2018, the Government released a consultation on a revised NPPF. Whilst this cannot be afforded significant weight at this stage, it clearly indicates the Governments direction of travel with regard to future planning policy:

"This country does not have enough homes. For decades the number of new homes has not kept pace with rising demand. That has created a market that fails to work for far too many families, resulting in soaring prices and rising rents. The Government is clear that the country needs radical, lasting reform that will allow more homes to be built."

"The Government is ambitious about reforming housing and planning policy so that it is as effective as possible in improving the supply of homes. Therefore this consultation includes a number of further changes to policy, beyond those consulted on previously, to help ensure that more land is brought forward for development and that permissions are turned into homes as soon as possible."

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Most notably, an updated version of the "presumption in favour" is presented, which we maintain our scheme would remain compliant with as

- the policies which are most important for determining the application are out-of-date, granting permission
- and there are no in this Framework that provides a clear reason for refusing the development proposed
- and there are no any adverse impacts which would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The proposals would deliver much needed rural housing, on a sustainable and previously-developed site, through a high quality scheme of re-development. The scheme would therefore achieve all of the relevant objectives of the Governments approach to housing delivery moving forward.

Is the proposal sustainable?

As has been highlighted throughout this document, the proposals would result in the efficient use of previously-developed land. There are no obvious significant physical or environmental constraints to this site which would prevent it being deliverable. The main objection to its development potential is therefore concerns that the site would fail to fit into the objectives of the Locational Strategy of the draft Local Plan.

It is accepted that the site is located outside of both the defined settlements of Holbeach and Fleet Hargate. However, it is located on the main thoroughfare between these settlements, is readily connected to the existing bus services, and would be accessible by other sustainable means.

It is our clients contention that in light of the lack of a locational strategy the site would be a suitable, available and achievable site with a clear indication from the applicants that there is a desire to see this development delivered. This is a modest site, which could accommodate a limited size development which in our opinion would better reflect the characteristics of the area and would not appear out of character with the context of the area.

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It is the contention therefore that this application proposes an opportunity for the delivery of a limited amount of development, representing a natural evolution and expansion of development within this area and which can be accommodated in a form that would not harm the established character of the area. As such, the application would represent a sustainable form of housing development.

It is considered that this site can provide an opportunity for a level of development commensurate to the established size of the village within an area of natural progression, without having a significant impact upon the character of the area, or without the significant loss of important natural greenspaces. On this basis it is our clients contention that this is an appropriate site for additional residential development, which would accord with the aims of the NPPF.

The emerging South-East Local Plan

The emerging South-East Local Plan is currently out to consultation, as such it cannot be afforded any substantial weight in the determination of this proposal. That said, having reviewed the key policies relating to principle, namely Policy 1 "Presumption in favour of sustainable development" (which seeks to reflect the requirements of the NPPF) and Policy 2 "Spatial Strategy" the proposals would seem to accord with the objectives of these policies.

With particular relevance to Policy 2, whilst the site is located in an area which would be defined as Countryside, it would sit between Main and Minor Service Centres. In addition, given the previously-developed nature of the site, it is our contention that the development of the site would be compliant with the overall objective of achieving sustainable development and would comply with the requirement to be a form of development which meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

Again as part of the evidence base for the South East Lincolnshire Local Plan, the document "An assessment of settlements and their sustainability credentials – June 2015" was prepared which analyses the sustainability of villages and other settlements within the plan area.

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This looks at a variety of factors including facilities, connectivity, employment etc, and applies a scoring system to each settlement. Examples of the analysis can be seen below: (please note this table is not complete)

	Post Office	Food/General Store	Cashpoint	Bank/Building Society	Primary School	Secondary School	Access to Secondary School via provided school transport	Childcare provision	GP	Dentist	Public House	Place of worship	Community Hall	Library	Mobile Library	Childrens Play Area	Playing field	Police Station	Fire Station	Distance from nearest service centre	TOTAL
Algarkirk							3					2	2		1	2	2			2	**14**
Amber Hill							3									2	2			2	**9**
Benington							3				2		2		1	2	4			4	**18**
Bicker	4	4					3				2	4	2			2	6			0	**27**
Butterwick	4	4			4		3				2	2	2		1	2	16			4	**44**
Cowbit					4		3					2	2		1	2	4			4	**22**
Crowland	4	24	2		4				4	2	4	4		2		10	26	1	1	0	**88**
Deeping St Nicholas					4		3					2			1	2	12			4	**28**
Donington	4	16	2	2	4	4					2	2	4	2		4	14		1	0	**61**
Fishtoft					4		3	4			2	2	2		1	2	2			6	**28**
Fleet Church End					4		3					2			1	2	2			0	**14**
Fleet Hargate	4	4					3	4			2	2			1	4	4			0	**28**
Fosdyke							3				2	2	2		1	2	2			0	**14**
Frampton							3	4				2	2				2			6	**19**

This report has been used to form the settlement hierarchy established within Policy 2 “Spatial Strategy”. This results in Holbeach being classed as a Main Service Centre and Fleet Hargate as a Minor Service Centre. The role of these settlements is to meet the needs of their established communities but also to provide access to services and facilities which can be utilised by outlying areas.

Development on this particular site would not be isolated, it would sit alongside established residential uses and replicate the established clusters of residential development which are found between Holbeach and Fleet Hargate. Fleet Road, on which the site is located and readily access from, is a key route between these two settlements, and as such, it is considered that the occupants of the proposed development would have suitable levels of accessibility to the services contained within the aforementioned settlements.

In light of the above it is our contention that the site is in a sustainable location, and not only can new development be accommodated here, such new development would bring additional numbers to the local populous which would aid in the continuing support of these established local facilities

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and services which is especially important in the current challenging economic circumstances. In this regard it is considered that the proposals would comply with para 55 of the NPPF.

The client would wish to reiterate the desire to provide housing within this development which can cater for a wide range of needs and demands, from starter or mid-market products, to downsizers units, the proposed scheme has been designed to meet this spectrum of need along with the consideration of character. This is a sustainable approach to development and the continued development and evolution of the community.

In respect of the sustainability of the settlement, for the reasons set out above, it is considered that this is an area which would be suitable for this limited, new residential development.

Summary of principle

This section has provided clarification of the current, complex planning policy situation, and has considered both the current and proposed local planning policies and also assessed the scheme within the context of the NPPF.

Clearly the current local plan is out-of-date, and in light of the lack of an identified 5 year land supply (plus buffer), its policies should be considered as contrary to the objectives of the NPPF. As such, significant weight should be applied to the principles of the NPPF in respect of the delivery of much needed residential development.

The site is previously-developed, there are no policies which require the retention of the existing business, and as discussed the current operation is no longer financially viable despite the clients best efforts. The site is relatively free of constraints and sits alongside established residential properties, and as such could be brought forward for development by local developer Applegate Homes Ltd relatively simply. The scheme would provide for a sustainable form of housing development, making efficient use of the available land and would represent a deliverable and appropriate scheme which would help to address part of the deficiency in the local housing supply. The proposals would garner considerable support from the NPPF and it is our contention that

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significant material weight should be afforded to the assessment of the proposal against the NPPF objectives.

The site is in a sustainable location, and this site proposes an appropriate level of development on a readily available and deliverable site. It would also include for a balanced mix of both market, and affordable housing and thus would meet both the current demand and the local housing need.
In light of the above, it is our view that the development of this site for 9 units would be a sustainable approach to the delivery of new housing within this area, and as such, the scheme would clearly be compliant with the requirements of the NPPF. Therefore in accordance with the presumption in favour of the delivery of housing development, the broad principle of residential development on this site should be found to be acceptable.

2. Impact on the character and appearance of the area

The proposal would provide for the creation of a modest development of 8 units which would each benefit from off-street parking and an appropriate curtilage. The application presented is a detailed scheme which seeks to identify that this would be a high quality re-development proposal, in accordance with the ethos of the established planning policy framework.

Both local and national planning policies seek to promote high quality design, which would respond carefully and positively (where possible) to the established character of the area within which the development would sit. This approach is considered to be a key theme to securing sustainable and appropriate forms of new development.

This proposal would meet the objectives of the established planning policy context through the provision of a development on a previously-developed site which would seek to provide a modest cluster of development which would seek to replicate the prevailing forms of development within the area. The existing buildings and use of the site does result in the site being prominent within the street scene, although it is considered that visually the development appears at odds with the semi-rural character owing to the scale and nature of the buildings which currently occupy the site and the open frontage that is created. The large expanse of car park further accentuates this. It is our contention that there is no sustainable objection to the loss of the existing buildings and, that a

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development of an appropriate amount, layout, and design could lift the visual character of the area, particularly with the introduction of appropriate landscaping to soften the built form.

Within the area, there are examples of clusters or short linear rows of residential development. The site is neither visually or spatially isolated, and there are connections to the established built forms.

The development has been designed to create a clear frontage form of development to provide a visual infill between The Grange and the existing dwelling adjacent. In addition to providing a road frontage development to reinforce the local character, the use of a modest cul-de-sac would allow the most efficient use of the site to provide further dwellings which would also be high quality. It should be noted that each of the units would benefit from south and west facing gardens, improving the quality of the housing stock proposed and improving the possibility for the introduction of energy efficient techniques.

The client has sought to incorporate a mix of unit sizes and types, including 3 lower-cost units. Scale would comprise single, 1.5 and 2-storey development, with gabled roof forms adopted to provide appropriately proportioned dwellings in respect of their overall volume. Furthermore, the layout and approach to development of the site has sought to respond to the sites constraints, with plot 2 being double fronted to reflect its corner position, and plot 5 designed as a focal point when entering the site and which in combination with plot 4 would create a clearly defined, appealing and legible access arrangement. In addition, those properties serviced via the cul-de-sac would be generally of a subservient scale to the frontage units.

Each of the units has been specifically designed in order to provide an appropriate scale and layout for the plot in which it would sit. This would ensure that over-development of the plot would not occur. The units would incorporate on-plot garaging for most units, along with turning (where necessary) and additional parking spaces. Amenity areas would be generous throughout. Each unit would have its own architectural detailing, to create a unique appearance, whilst adopting the overall theme of gabled elevations throughout. The detailing would be used to ensure that appropriate massing is afforded to each unit in respect of both solid-void ratio and the general elevation-roof massing. No dwelling would appear excessive in terms of scale or massing.

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The proposed layout could achieve a satisfactory standard of amenity for the prospective occupants of the proposed new dwellings in terms of outlook achieved, space standards and garden areas. The development would be of a low density and as such would be quite spacious, therefore providing a more than acceptable living environment for future occupiers. Each unit would benefit from generous outlooks and access to natural light and ventilation.

The proposed development would in the client opinion improve the established visual character of the area. The development would be high quality and attractive. Whilst the development would result in the loss of some limited views, these are not considered to be of any specific landscape value and the site is not formally designated. Further the approach to development has carefully considered the surroundings and would provide an appropriate transition at this point.

The scheme would seek to reflect many of the common spatial characteristics of the area, particularly in terms of the spacious layout, the traditional scale, form and appearance of the development that is proposed and offers significant opportunities for landscaping to reinforce the rural character and soften the built form. Where appropriate conditions regarding agreement of materials and finishes and detailing could be imposed.

In addition, it must be recognised that in many views of the site, the proposed development would be seen against the context of the backdrop of other residential development. This is evident based on the current situation. The site is appropriate for development, and can accommodate built-form in a way which would not result in harm to the character and appearance of the area.

Clearly the scheme would result in change to the visual appearance of the area, but it must be remembered that “change, of itself, is not necessarily harmful” and in this respect, any minor harm that would result must be considered within the positive context of the delivery of housing within a sustainable location, to contribute towards the Council meeting its 5year land-supply. It is our contention that these benefits would far outweigh any harm that would result from the development of this site.

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It is the contention therefore that this submission is sufficient to establish that the development can be accommodated and would result in a high-quality form of development that would preserve and enhance the character and appearance of this location. Therefore the proposals are considered to be compliant with the requirements of the NPPF.

Impact on the amenities of neighbouring uses

Detailed consideration has been given to the relationship between the proposed buildings and surrounding properties. As can be seen from the submitted drawings, the proposals have been sensitively considered in respect of layout, scale and the positioning of windows in order to ensure that there would not be any detrimental effects to neighbouring land uses either in terms of overlooking or loss of sunlight/daylight.

It is considered that the separation distances to neighbouring uses would also aid in minimizing any detrimental effect on neighbouring properties, however, should any minor harm result, it is considered that this must be balanced against the overall benefits that would occur from the re-development of the site.

The removal of the nursery use would be of benefit to the existing neighbouring properties, through the removal of a use which would cause increased vehicle movements and noise during busy periods. In addition, the introduction of a residential use would be more appropriate to coexist with the surrounding properties as opposed to another commercial use.

Highways

The proposals indicate that the new dwellings would utilise new accesses from Fleet Road (B1515) which would be compliant with requisite standards in terms of visibility. It must also be remembered that the existing premises benefits from existing access arrangements onto this road.

Given the alignment of the new accesses, and the availability of appropriate visibility splays owing to the extent of frontage under the control of the applicant, it is not considered that there would be any detrimental issues of visibility or vehicle speeds.

There is also a footway outside of the site which provides a connection to a bus-stop which is located within 200m of the site. The site can be readily accessed by car, bike, and foot, and is only a short

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walk to various facilities and onward bus-connections, with the settlement being serviced by a regular bus route. Appropriate facilities can be accommodated within each plot to support the provision of sustainable transport methods including cycle storage.

In terms of traffic generation, the nursery use would be likely to generate significant numbers of trips associated with both wholesale and more general commercial activities. These movements would be likely to be higher at "off peak" times such as evenings and weekends, although there would also be peak movements reflecting opening hours and user demands. All of these movements would be via the existing access onto Fleet Road.

The proposed residential use, and for the number of dwellings identified would be likely to be significantly lower in terms of traffic generation than the existing vehicle movements. Use of the TRICS database would confirm such findings. It is therefore the contention that the proposals would be beneficial in terms of reducing vehicle movements within the area, and as such, there would be no sustainable objection to the proposals based on highway safety or traffic generation.
Ample parking and turning space to serve the development can be provided internal to the application site to serve the new dwellings with a range of parking solutions proposed. Where garaging is included, additional on-plot space for access, parking and turning would also be provided.

It is therefore considered that the proposals would be in accordance with the NPPF and would be a sustainable form of development that would not impact upon highway safety.

Conclusion

In conclusion, on the basis of the aforementioned information, read in conjunction with the submitted application forms and drawings, it is considered that there will be no detrimental harm created by this proposal, and therefore it is considered that the proposed development can be sufficiently justified in this location.

As has been identified, the Council cannot currently evidence an acceptable 5-year land-supply, and therefore its Local Plan policies are out-of-date and primacy must be given to the NPPF.
This proposal would see the delivery of 9, high-quality units of residential development, on a previously-developed and sustainable site. The proposals would be compatible with existing

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residential uses within the locality and would be acceptable with regard to all relevant material considerations.

This is a deliverable and achievable proposal, which would provide for a sustainable form of residential development, and which should therefore be viewed favourably as advocated by the NPPF.

It is therefore respectfully considered that the proposed development should be approved.

Should the appointed Case Officer or other representative of the Local Planning Authority be concerned by any aspect of this proposal, it is respectfully requested that they engage with the agent at the earliest possible opportunity to ensure that all issues can be resolved in a timely and efficient manner.

Clive Wicks Associates

June 2018.