DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H06-0043-19**	**Applicant:**	**Mr P Hannah**
Proposal:	Outline application for proposed bungalow		
Location:	Adjacent: Jandene Topsgate Gedney		
Terminal Date:	11th March 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
28	The Natural Environment

National Guidance

National Planning Policy Framework 2019

Sections 2, 3, 4, 5, 8, 9, 11, 12, 14 and 15

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	1	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	1	0
RESIDENTS	2	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Outline planning permission is sought for a bungalow, with all matters reserved for subsequent approval. The application is accompanied by an indicative site layout plan.

Policies/Constraints

The site is outside a defined settlement limit as defined in the South East Lincolnshire Local Plan (adopted March 2019)

Representations

Gedney Parish Council - Object. Outside the settlement area.

LCC Highways - Does not wish to restrict the grant of permission.

Environmental Protection - No comments or objections.

Public - Objections/issues raised by nearby residents (main points summarised):
No need for additional housing; Outside settlement boundary; Topsgate unsuitable for additional development; Create additional traffic to the detriment of highway safety; Access unsuitable - on blind bend. Should be positioned further down Topsgate; Meadow and wildlife haven; Site contains a spring and a very rare Elm tree;

Material Considerations

The main issues in this case are:

- Principle/sustainability;
- The likely impact upon the amenity of nearby residents;
- Highway safety;
- Other material considerations such as flood risk, drainage and ecology.

Principle/Sustainability

The site is outside a settlement limit as defined in the South East Lincolnshire Local Plan (adopted March 2019). However, the Authority does not presently have a published 5 year supply of deliverable housing land.

Under such circumstances, in accordance with advice within paragraphs 10 and 11 of the NPPF, there should be a presumption in favour of sustainable development. Planning permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF. The three mutually dependent dimensions to sustainable development are social, economic and environmental.

An Economic Role - the proposal would make a small contribution towards housing supply and future occupants may work locally, support local services and make a contribution to the local economy. There may also be employment opportunities associated with the construction, albeit in the short term.

A Social Role - the proposal is deliverable and would make a contribution to the supply of housing required to meet the needs of present and future generations. The site is just outside Fleet Hargate Settlement Limit as defined in the SELLP. However, it is closely related to the built up area and would be accessible to its existing services and facilities.

An Environmental Role - The site is essentially agricultural in character, consisting of a grassfield/meadow with frontage hedging. At this point along Topsgate the character of the area

essentially alters from a built up residential frontage to open countryside. The proposal constitutes a form of ribbon development that would extend existing development into the countryside, to the detriment of the prevailing rural character of the area.

The proposal is therefore contrary to Policy 2 (Development Management) of the SELLP and advice within the National Planning Policy Framework, 2019. Policy 2 indicates that sustainable considerations should be met in terms of impact upon the character and appearance of the area and the relationship to existing development and land uses. Paragraph 170 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character of the countryside. Paragraphs 122 and 127 indicate that new development should be sympathetic to and maintain an area's prevailing character.

Amenity

Bungalows are located to the north and north east of the site. It is considered that a bungalow could be accommodated upon the site without materially harming the amenity of nearby residents in terms of overlooking, lack of privacy, overshadowing, overbearing effect, noise and disturbance, etc.

Matters such as blockage of view and de-valuation of property are not material planning considerations and carry no weight.

Highway Safety

The indicative plan shows the site served by a single access point in the north eastern corner. Concerns have been raised by some local residents on highway safety grounds. However, LCC Highways does not wish to restrict the grant of permission on highway safety grounds.

Other Material Considerations

Flood Risk - The site is within Flood Zone 3 on the Environment Agency Maps. The Environment Agency's Flood Maps have been created as a tool to raise awareness of flood risk with the public and partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences. Also, large parts of the South Holland District lie within Flood Zone 3. It is therefore necessary to use the refined flood risk information (Hazard and Depth maps) within the South Holland Strategic Flood Risk Assessment (2017) as a basis to apply the sequential test

The hazard mapping within the SFRA shows the site to be unaffected if a breach of the flood defence were to occur. The proposal therefore passes the sequential test.

Drainage - This matter could be addressed by means of a condition(s) if outline permission was forthcoming.

Ecology - It has been indicated that the site is a meadow and wildlife habitat. However, there is no direct evidence that it is used/occupied by protected species. This matter could be made the subject of a condition if permission was forthcoming.

Conclusion

The proposal is deliverable and would help to provide the supply of housing required to meet the needs of present and future generations. However, the benefits 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 essentially agricultural in character, consisting of a grassfield/meadow with frontage native hedging. At this point along Topsgate the character of the area essentially alters from a built up residential frontage to open countryside. The proposal constitutes a form of ribbon development that would extend existing development into the countryside, to the detriment of the prevailing rural character of the area.

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. The proposal is contrary to Policy 2 (Development Management) of the South East Lincolnshire Local Plan (March 2019) and advice within the National Planning Policy Framework, 2019. Policy 2

of the SELLP indicates that sustainable considerations should be met in terms of impact upon the character and appearance of the area and the relationship to existing development and land uses. Paragraph 170 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character of the countryside. Paragraphs 122 and 127 indicate that new development should be sympathetic to and maintain an area's prevailing character.