DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H06-1230-18**	**Applicant:**	**Mary Cubley**
Proposal:	Proposed new dwelling and detached garage		
Location:	Adjacent: 93 Gedney Road Long Sutton Spalding		
Terminal Date:	6th February 2019		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity
HS4	New Housing in Spalding and the Area Centres (Other Towns and Donington)(Non-Allocated Sites)

National Guidance

National Planning Policy Framework 2018

Sections 5, 12 and 14 of the National Planning Policy Framework (2018)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

This is a full application for a proposed new dwelling and detached garage on land adjacent to 93

Gedney Road, Long Sutton. The proposal is within defined settlement limits and the surrounding area is predominately rural, characterised by dwellings of varying ages and design.

The proposal seeks to provide a utility, shower room, combined kitchen / dining area, office, music room and living room at ground floor level. Three bedrooms, an en-suite and a bathroom will be sited at first floor level. Proposed materials are Wienerberger Mozart Blend brick with clay terracotta double pantiles. The proposed dwelling is to be sited 1 metre above ground level.

In terms of flood risk, the site is located within Flood Zone 3 of the Environment Agency's Flood Maps. A sequential test therefore needs to be undertaken. The Sequential Test is a decision making tool designed to ensure that areas at little or no risk of flooding are developed in preference to areas of higher risk. Paragraph 158 of the National Planning Policy Framework advises that: "The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding." For development to pass the sequential test it has to be demonstrated that there are no reasonably available alternative sites appropriate for the proposed development located in areas with a lower risk of flooding.

The site, as situated, is located within Flood Zone 3 of the Environment Agency's Flood Map for Planning. The latest Agency Flood Maps have been created as a tool to raise awareness of flood risk with the public and partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences.

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

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

In terms of the first element, the proposal will provide wider sustainability benefits to the community that outweigh flood risk; that is, the provision of additional housing in a sustainable location within the district. In terms of the latter, the Environment Agency has recommended that the property be two-storey and that finished floor levels (FFLs) be set at least 1 metre above existing ground level.

Gedney Parish Council supports the proposal. The Environment Agency has no objections to the submitted Flood Risk Assessment. The County Highways & SUDS Officer has request a condition regarding hedge height. Despite the site location plan showing that the hedge is to be removed, this condition will still be attached should the whole or part of it be retained.

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

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG14, SG17 and HS4 of the South Holland Local Plan, 2006, as well as Sections 5, 12 and 14 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.