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Ref: 3169-17

RESIDENTIAL DEVELOPMENT
WEST DROVE SOUTH
GEDNEY HILL
SPALDING
LINCS
PE12 0PN

2 NO BUILDING PLOTS

FOR

N SHORTLAND



PLANNING, DESIGN & ACCESS STATEMENT

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Ref: 3169-17

RESIDENTIAL DEVELOPMENT
WEST DROVE SOUTH
GEDNEY HILL
SPALDING
LINCS
PE12 0PN

This application is to acquire Town and Country Planning Permission (Outline) for 2 no residential building plots off West Drove South, Gedney Hill for the benefit of N Shortland.

The proposal is to extend the built environment of West Drove South following the adjacent successful Planning Appeal APP/A2525/W/16/3163431 (see appendix), which requires the extension of the footway fronting the site, if required to satisfy the Highways Department this footway can be extended along this proposed frontage.

The site in Gedney Hill which is classified as a "Minor Service Centre" within the South East Lincolnshire Local Plan is accepted as a sustainable location, the site is approximately 150 metres away from Mill Lane with a regular bus service to Spalding and is only approximately 100 metres to the village facilities of Gedney Hill with continuous footpaths for walking and cycling, there is also a public footpath opposite the site which gives direct walking access to the village stores, across the open fields.

The main issues within the adjacent appeal APP/A2525.W/16/3163431) was the effect of the development upon highway safety, an additional 2 No properties are unlikely to exacerbate the highway situation as it is not a through-route, the adjacent development included a road widening with passing bay scheme.

The current South Holland District Council Local Plan – 2006 is out of date and the Council do not have a 5 year supply of housing, therefore, this application should be considered as a sustainable "windfall" site.

South Holland has experienced a longstanding shortfall in the delivery of dwellings and the most recent statement of housing and land supply (April 2016) has indicated that the planning authority can only identify 2.9 year supply in advance of the adoption of the South East Lincolnshire Local Plan. New housing applications should be considered in the context of the presumption in favour of sustainable development in accordance with Paragraph 49 of the National Planning Policy Framework (NPPF).

In the absence of a 5 year supply of housing land, Paragraph 14 of the NPPF applies and local planning authorities should grant Planning Permission unless:-

"Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the polices in this Framework taken as a whole"

This application demonstrates that the site is capable of being developed without detrimental impact on the character of the surrounding area and in the absence of any adverse impacts, Paragraph 14 of the NPPF indicates that Planning Permission should be granted.

The emerging residential development boundary for Gedney Hill, as proposed in the South East Lincolnshire Local Plan, suggests very little opportunity for development, the appeal site will enable additional properties to be built and thus help retain the current facilities, bus service, primary school, village store, church, etc.

The following part of this statement is as suggested by the "Commission for Architecture and the Built Environment" (CABE).

USE

The application site is frontage of a nursery, the proposed indicative plan is for 2 No building plots for 2 No 4 bedroom houses with detached double garages, the final layout and designs to be determined by Conditions at Reserved Matters stage.

AMOUNT

As above, the type of development to be agreed at Reserved Matters stage.

SCALE

Size and scale of the properties to be agreed by Condition at Reserved Matters stage.

LANSCAPING

Apart from an avenue of trees to the North/East the site is bereft of landscaping and tree planting, a comprehensive landscaping scheme to be determined by Condition at Reserved Matters stage.

APPEARANCE

Architectural design and appearance of the properties to be determined at Reserved Matters stage.

ACCESS

Access to the properties will be individual or shared off West Drove South, subject to the requirements and specification of LCC Highways Department. Access to and within the properties to comply with Part M of the latest Building Regulations – "Access for all".

SOUTH HOLLAND LOCAL PLAN

The current Local Plan Policy HS6 is out of date and as there is not a 5 year supply of housing at present the application is be considered under the National Planning Policy Framework (NPPF). The application site abuts the proposed residential development boundary for Gedney Hill and should be considered as a 'windfall' site to boost the numbers of proposed dwellings in the future South Holland District Council Local Plan and help sustain the existing facilities of Gendey Hill.

FLOOD RISK

This site is not within Flood Zones 2 or 3, therefore, a Flood Risk Assessment should not be required, irrespective of this flood resilient construction methods to be included in the scheme – see appendix.

APPLICATION PLAN

3169-17-01	Location, Indicative Site Layout Plan & Indicative Street Scene

G R Merchant
June 2017

APPENDIX

LOCATION PLAN 1/2500

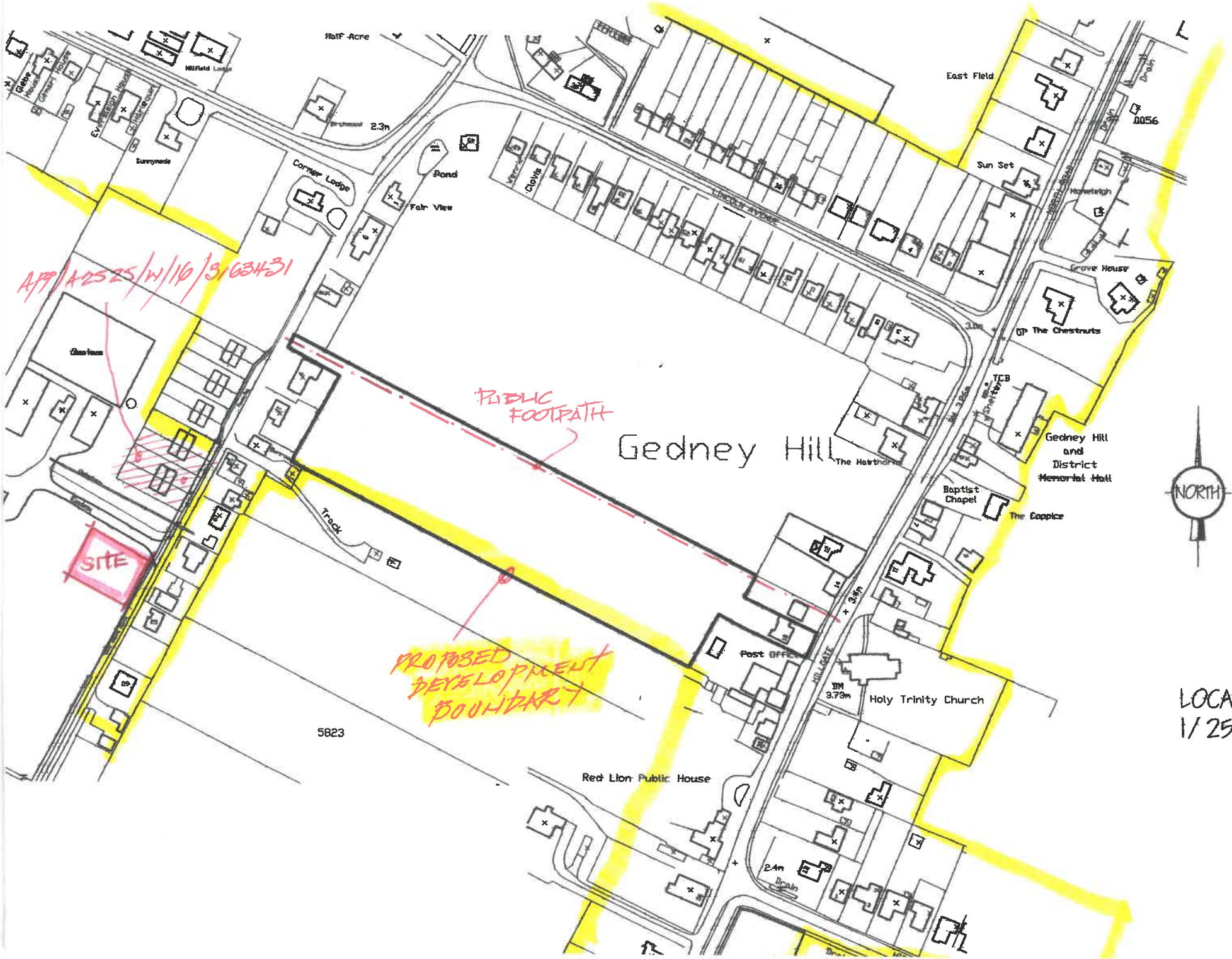
'GOOGLE' SITE PLANS & PHOTOGRAPHS

SOUTH EAST LINCOLNSHIRE LOCAL PLAN MAP
GEDNEY HILL – INSET MAP NO 17

ADJACENT APPEAL DECISION
APP/A2525/W/16/3163431

FLOOD RISK ISSUES
- ENVIRONMENT AGENCY FLOOD MAP
- SOUTH HOLLAND DIRST COUNCIL STRATEGIC FLOOD RISK ASSESSMENT MAP
- FLOOD RESILIENT CONSTRUCTION

LOCATION PLAN 1/2500



LOCATION PLAN.
1/2500.

'GOOGLE' SITE PLANS & PHOTOGRAPHS

Google Maps



Imagery ©2017 Google, Map data ©2017 Google 100 m

Google Maps



Imagery ©2017 Google, Map data ©2017 Google 20 m

Google Maps 27 W Drove S



Image capture: May 2009 © 2017 Google

England

Street View - May 2009



Google Maps 27 W Drove S



Image capture: May 2009 © 2017 Google

England

Street View - May 2009

Google Maps W Drove S

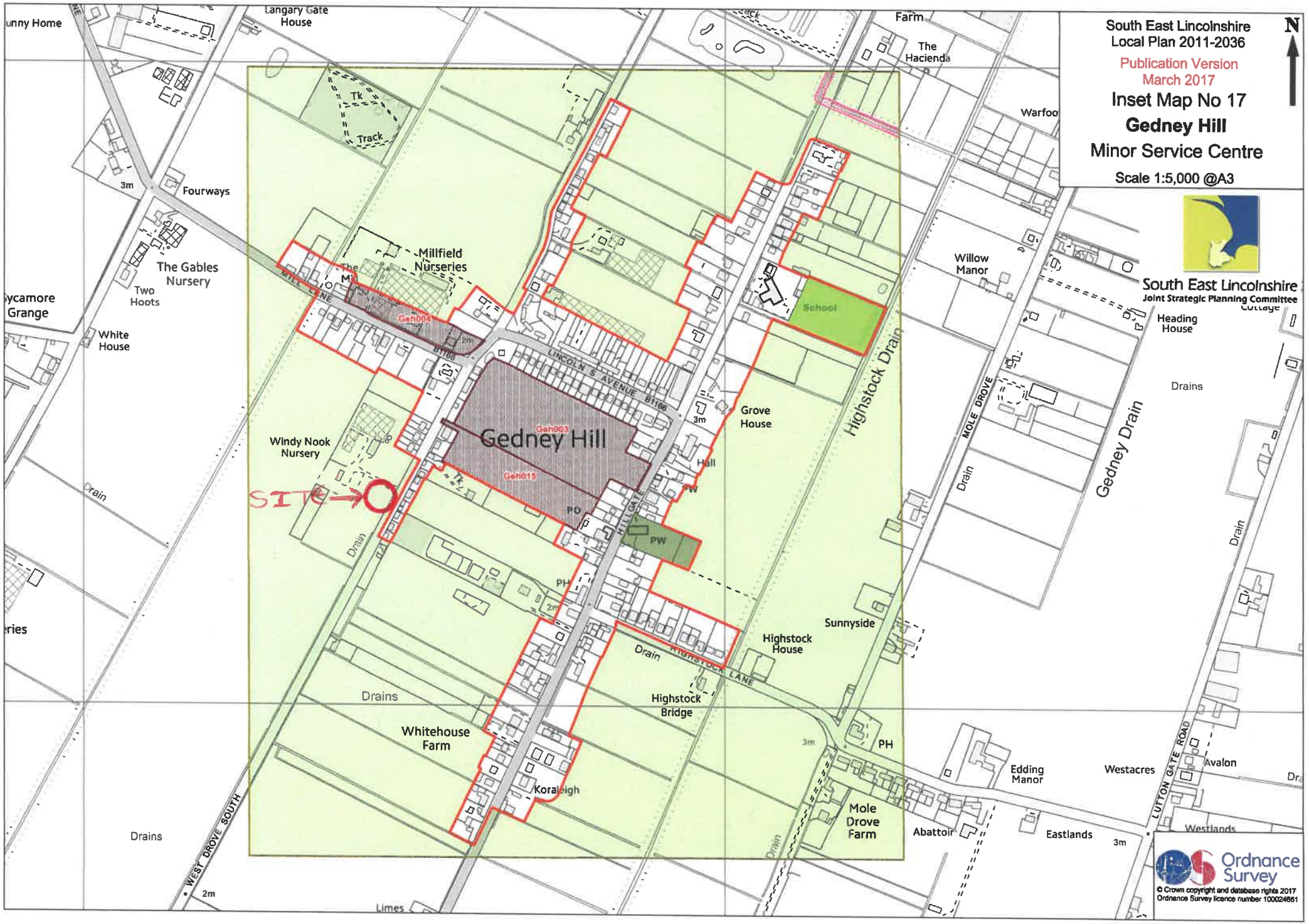


Image capture: May 2009 © 2017 Google

Gedney Hill, England

Street View - May 2009

SOUTH EAST LINCOLNSHIRE LOCAL PLAN MAP
GEDNEY HILL - INSET MAP NO 17


South East Lincolnshire
Local Plan 2011-2036
Publication Version
March 2017
Inset Map No 17
Gedney Hill
Minor Service Centre
Scale 1:5,000 @A3
N
South East Lincolnshire
Joint Strategic Planning Committee
Gedney Hill
Geh003
Geh004
Geh015
SITE
Langary Gate House
Fourways
The Gables Nursery
Two Hoots
White House
Millfield Nurseries
Windy Nook Nursery
LINCOLN S AVENUE
B1166
MILL LANE
HILLGATE
HIGHSTOCK LANE
Grove House
Highstock Drain
Gedney Drain
MOLE DROVE
Willow Manor
School
Heading House
Drains
Sunnyside
Highstock House
Highstock Bridge
Whitehouse Farm
Koraleigh
Mole Drove Farm
Edding Manor
Westacres
Avalon
Eastlands
Abattoir
Westlands
LUTTON GATE ROAD
WEST DROVE SOUTH
Limes
The Hacienda
Warfoo
PH
PW
PO
Hall
Track
Tk
3m
2m
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ADJACENT APPEAL DECISION
APP/A2525/W/16/3163431

The Planning Inspectorate

Appeal Decision

Site visit made on 21 February 2017

by Claire Searson MSc PGDip BSc (Hons) MRTPI IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 21st March 2017

Appeal Ref: APP/A2525/W/16/3163431
West Drove South, Gedney Hill, Spalding, PE12 0PN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr N Shortland against the decision of South Holland District Council.
- The application Ref H07-0821-16, dated 16 August 2016, was refused by notice dated 13 October 2016.
- The development proposed is residential development.

Decision

1. The appeal is allowed and planning permission is granted for residential development at West Drove South Gedney Hill. Spalding, PE12 0PN in accordance with the terms of the application, Ref H07-0821-16, dated 16 August 2016, subject to the attached schedule of conditions.

Procedural Matter

2. The application is in outline with all matters reserved. An indicative site layout plan has been provided and I have had regard to this in reaching my decision.

Main Issue

3. The main issue is the effect of the proposed development upon highway safety.

Reasons

4. West Drove South is a rural lane which has a 30mph speed limit. A number of residential dwellings run along the eastern side of its length which have off-street parking.

5. To the north of the appeal site are a number of pairs of semi-detached dwellings. This is a relatively recent development and includes a pedestrian footpath extending towards the B1166 and a vehicle passing place.

6. The road width is not sufficient for two vehicles to pass. Therefore, if two cars meet, a reversing manoeuvre is likely to be necessary. In addition, there are no pedestrian footways to the south of the appeal site or to the eastern side and as such West Drove South functions as a shared surface for pedestrians, cyclists and vehicles.

7. However, the road is long and straight with is good visibility along its length and it is not heavily trafficked. While I appreciate my site visit constitutes only a 'snap-shot' in time, I saw that the road is quiet, and is typically used by its

residents, rather than as a through-route. My observations also concur with a previous Inspector[1] in this respect.

8. I also consider that additional vehicular movements along West Drove South as a result of the addition of 2 further dwellings would be unlikely to be to significant. Accordingly, while the scheme before me does not include a passing place, I consider that the occasions when two vehicles would meet would be infrequent.

9. In the event of such a meeting, this would be more likely to be on the part of the road to the north of the appeal site due to the greater number of dwellings located here. I consider that the existing passing place would therefore continue to be adequate in terms of preventing dangerous manoeuvres. In light of all of the above, I also do not agree that the development would lead to vehicles overrunning the carriageway and causing harm to the verges and carriageway edges.

10. The previous Inspector found harm to highway safety due to a lack of provision of a passing place as part of the scheme. However, that scheme was for the creation of 4 dwellings, whereas the proposals before me have reduced the number of dwellings to 2, resulting in less vehicular movements. In light of my findings above, I am satisfied that a passing place would not be required in this case in order to preserve highway safety.

11. I have also considered the Council's argument that the granting of consent would set a precedent for other similar developments in this location. While I recognise that there will be a point in which West Drove South would not be able to safely accommodate additional traffic from development along its length, each application and appeal must be determined on its individual merits and I am satisfied that highway safety would not be compromised by the addition of 2 dwellings. This would not therefore justify withholding permission in this case.

12. Overall, I conclude that the addition of a 2 dwellings on West Drove South would not result in any material risk to the safety of users of the highway. Accordingly, I find that the development would comply with Policy SG15 of the South Holland Local Plan (2006) which seeks to secure safe and convenient access in respect of increase movements from development proposals. The development would also comply with paragraph 32 of the National Planning Policy Framework which requires decisions to take into account whether safe and suitable access can be achieved for all people.

Conditions

13. I have attached conditions limiting the life of the planning permission and setting out the requirements for the reserved matters, in accordance with the requirements of the Act. I have however, used the standard condition wording instead of that suggested by the Council as matters relating to sewage and surface water disposal as listed in suggested condition No 3 is not a reserved matter as defined by the relevant Order. Instead, I have imposed a separate drainage condition, which is necessary to ensure that there are no significant adverse impacts upon the living conditions of local residents.

[1] APP/A2525/A/14/2214210

14. I have specified the approved site location plan, however, as all matters are reserved, I have excluded the indicative accesses and layouts on this drawing as this would be contrary to the flexibility provided by the outline nature of the application. For the same reason, I have not included the Council's suggested conditions relating to landscaping. Access, layout and landscaping are reserved matters and these detailed issues should be considered at this stage.

15. However, while access is a reserved matter, to ensure that the proposals provide suitable and safe pedestrian connections a Grampian style pre-commencement condition relating to off-site highway works to create a footpath is necessary. I have amended the suggested wording to remove reference to surface water drainage as this is covered by my separate condition, as detailed above.

16. In having regard to suggested conditions of third parties, I also consider that it is necessary to condition an archaeological scheme, as there is some likelihood of remains of previous human occupation. Due to the nature of the conditions for drainage, archaeology and highways works, it is essential that these are pre-commencement conditions.

Conclusion

17. The appeal site is located outside of the settlement boundary for Gedney Hill, defined by the LP and the site is considered to be in the open countryside. In this regard, the proposal would be contrary to the aims of LP Policy H7. However, these limits were defined a number of years ago and the Council are unable to demonstrate a 5-year housing land supply. Therefore, and in accordance with paragraph 49 of the Framework, as the settlement boundary effectively restricts the supply of housing, these should not be considered to be up-to-date.

18. Paragraph 14 of the Framework is clear that where relevant policies are absent, silent or out of date, granting planning permission unless any adverse impacts in doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework. I am mindful that the development would contribute to housing supply in an area where there is a shortage. I also note that the Council are clear that there are no objections to the proposal on housing grounds.

19. Accordingly, while there may be conflict with the adopted development plan, in terms of its defined settlement limits, in light of my conclusions on the main issue, I find no adverse impact which would significantly and demonstrably outweigh the benefits.

20. For all the above reasons, and having regard to all other matters raised, I conclude that the appeal should be allowed.

C Searson
INSPECTOR

Schedule of Conditions

1) Details of the access, appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.

2) Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.

3) The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

4) The development hereby permitted shall be carried out in accordance with the following approved plans: 2546-13-10 except in respect of the indicative access and layout shown on this plan.

5) No development shall commence until a detailed scheme to dispose of foul water and surface water has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

6) No development shall commence until a scheme for the construction of a footway along the site's frontage shall be submitted to and agreed in writing by the Local Planning Authority. The agreed works shall be fully implemented before the first occupation of any dwelling hereby permitted.

7) No development shall take place within the site until a programme of archaeological work has been implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

FLOOD RISK ISSUES

- **ENVIRONMENT AGENCY FLOOD MAP**
- **SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT MAP**
- **FLOOD RESILIENT CONSTRUCTION**

Environment Agency

Enter a postcode or place name: Gedney Hill, Lincolnshire Go

Other topics for this area... Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea)

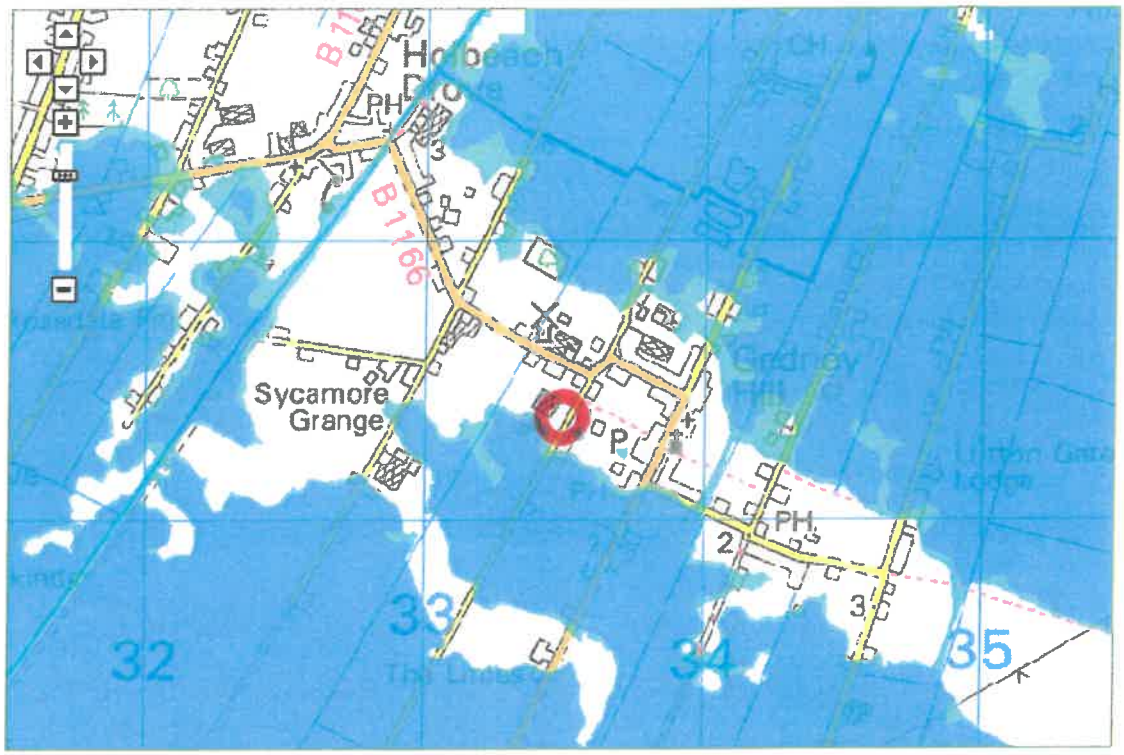
Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

- Flood Map for Planning (Rivers and Sea)
  - Flood Zone 3
  - Flood Zone 2
  - Flood defences (Not all may be shown*)
  - Areas benefiting from flood defences (Not all may be shown*)
- Main River Line
  - Main River Line
- Other national environmental organisations
  - Natural Resources Wales Area of responsibility
  - Scottish Environment Protection Agency Area of responsibility

Map of Gedney Hill, Lincolnshire at scale 1:20,000

Other maps Data search Text only version



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
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This service is designed to inform members of the public, in line with our terms and conditions. For business or commercial use, please contact us.

More about flooding:

Understanding the Flood Map for Planning (Rivers and Sea)

A more detailed explanation to help you understand the flood map shown above.

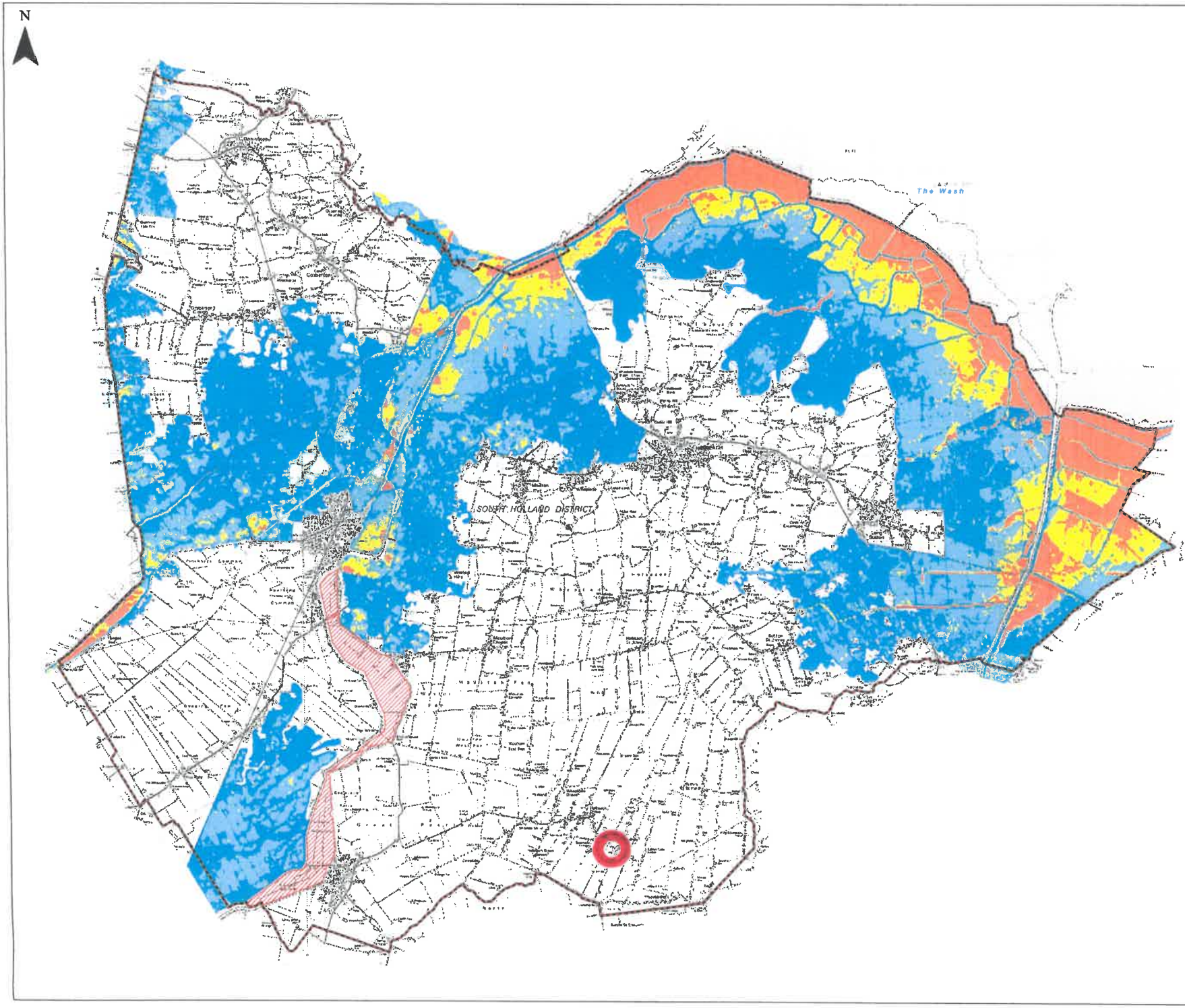
Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

creating a better place

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NOTES

1. The potential flooding consequences shown on this map relate to flooding from the sea, main rivers and Internal Drainage Board systems taking into account the presence of current flood risk management measures such as flood defences.

2. In addition to the potential flood extents shown on this map, there may be shallow flooding in low-lying rural areas

3. The consequences designated as being an Actual Risk arise from direct overtopping of defences, where this would occur, together with assumed breach failure of some defences. Breach failure has been assumed to occur in places where the freeboard between peak sea or river water level and the defence crest level is less than the minimum desirable for structural security of the defence.

4. The consequences designated as being a Residual Risk arise from direct overtopping of defences, where this would occur, together with breach failure which is assumed could occur at any point along the defences.

5. The potential flooding consequences relate to flood probability bandings as follows:

Probability Band	Annual probability of Flooding	
	from a river (fluvial)	from the sea (tidal)
Low	<0.1%	<0.1%
Medium	1%-0.1%	0.5%-0.1%
High	>1%	>0.5%

6. Functional Floodplain encompasses areas where water is intended to flow or be stored in times of flood.

7. Land outside South Holland District is not considered.

8. This map shows the extents only of the flooding probability bands relevent to the map Title

Map Legend

Peak Depth

- 0m - 0.5m
- 0.5m - 1m
- 1m - 1.5m
- >1.5m
- Functional Floodplain
- South Holland District Boundary

REV	DATE	REMARKS

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SOUTH HOLLAND DISTRICT COUNCIL
COUNCIL OFFICES
PRIORY ROAD
SPALDING
LINCOLNSHIRE
PE11 2XE

UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT

Actual Peak Depth
District - Year 2115
1% Fluvial / 0.5% Tidal Event Probability

DATE OF ISSUE: January 2010 REV NO:

SCALE: 1 : 60,000 @ A1

MAP NO:

FLOOD RESILIENT CONSTRUCTION

The following measures are to be taken in an attempt to satisfy this condition as suggested in the Communities and Local Government document "Improving the Flood Performance of New Buildings" – May 2007.

- Any flood waters to be diverted around the building, where possible, to where the gardens are lower.
- Ground floors to be constructed with ground bearing type concrete slab (at least 100mm thick) on well consolidated hard-core, the DPM is to be sealed with the DPC, the insulation is to be Celotex, or similar approved, closed cell type and be positioned over the ground floor bearing slab with sand and cement render topping.
- All sub-structure walling to be constructed from red engineering bricks, up to DPC level, the remainder of the external facing bricks up to 300mm above DPC to be either red engineering or pressed, not handmade bricks. The cavity insulation up to 300mm above DPC is to be partial fill Celotex, or similar closed cell type insulation secured to the internal wall.
- Avoid the use of plasterboard and gypsum plaster to lower part of internal walls and use water resistant lime and cement render or painted blockwork.
- All external doors to be of a good quality not susceptible to moisture and have good seals for water tightness.
- Treated and sealed timber or UPVC skirting's and architraves.
- Ensure all kitchen areas, particularly behind units, to be sealed to prevent passage of water.
- Arrange for all service circuits to be routed at a first floor level if practical and sockets, boilers and cookers to be a minimum 300mm above floor level.
- Occupants of the property to register with the Environment Agency automated early warning system of potential floor events.