DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H07-1178-18**	**Applicant:**	**D Brown Building Contractors Ltd**
Proposal:	Erection of 9 dwellings with associated access		
Location:	Off Highstock Lane Gedney Hill Spalding		
Terminal Date:	21st January 2019		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG4	Development in the Countryside
HS7	New Housing in the Open Countryside including Other Rural Settlements
SG11	Sustainable Urban Drainage Systems (SUDS)
SG12	Sewerage and Development
SG13	Pollution and Contamination
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development

National Guidance

National Planning Policy Framework 2018

NPPF 2018

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 5 Delivering a sufficient supply of homes
Section 8 Promoting healthy and safe communities
Section 9 Promoting sustainable transport
Section 11 Making effective use of land
Section 12 Achieving well-designed places
Section 15 Conserving and enhancing the natural environment
Section 16 Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1

WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

Proposal

Full planning permission is sought for 9 detached dwellings, with separate accesses from Highstock Lane. The properties would be set back from the highway and would each contain a garage and drive to the front, which in turn would be sufficiently set back from the highway.

Comfortable sized rear gardens would be provided.

The dwellings would be as follows:

Plot 1 - 3 bedroom bungalow
Plot 2 - 3 bedroom bungalow
Plot 3 - 3 bedroom bungalow
Plot 4 - 3/4 bedroom bungalow
Plot 5 - 3 bedroom bungalow
Plot 6 - Two storey, 3 bedroom dwelling
Plot 7 - Two storey, 4 bedroom dwelling
Plot 8 - Two storey, 4 bedroom dwelling
Plot 9 - Two storey, 4 bedroom dwelling

The application is supported by a Flood Risk Assessment and a Heritage Impact Assessment.

Site Description

The site (total area some 1.48ha) is situated on the southern side of Highstock Lane. It is currently agricultural land and has a shallow riparian drain along its northern boundary and a South Holland Internal Drainage Board maintained drain along its southern. A house is situated to the east and thereafter the Board's Highstock Drain. An affordable housing scheme and bungalow are situated to the west.

The site is outside Gedney Hill Development Boundary as defined in the South Holland Local Plan, 2006 and South East Lincolnshire Local Plan 2011-2036 (Publication Version March 2017). It is mainly within Flood Zone 3 on the Environment Agency's Flood Map, but within an area of low risk

within the SHDC Flood Hazard maps.

History

H07-0729-16. Application for 23 dwellings was refused on character and flood risk grounds on 29.11.16 and subsequently dismissed on appeal on 7.8.17.
H07-0972-17 Application for 8 dwellings Approved 10. 1.18.
H07-0700-18 Residential development 14 plots. Refused Oct 2018

Consultation Responses

Gedney Hill Parish Council - No objections.

SHDC Environmental Services. No comments or objections.

LCC Highways/SUDS. No objections subject to informatives.

LCC Archaeology Service - confirm that no conditions are required.

South Holland Internal Drainage Board. Make comments regarding surface water and byelaws.

Public Responses

None received.

Considerations

The proposed development is outside Gedney Hill Development Boundary as defined within the South Holland Local Plan, 2006. It is therefore within an area regarded as countryside. Saved Local Plan Policy HS7 indicates that new housing will only be permitted in the countryside where it is proven essential to meet the needs of rural workers, or the proposal is for small scale, rural exception affordable housing. Policy HS7 is in conformity with guidance contained in the National Planning Policy Framework 2018, specifically Paragraph 79, which seeks to avoid new homes in the countryside unless there are special circumstances.

However, the Council does not currently have a five-year supply of deliverable housing sites. The Framework states that relevant policies for the supply of housing should not be considered up to date if a local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

The Framework goes on to stress that, in the absence of a five year supply, housing applications should be considered in the context of a presumption in favour of sustainable development. The NPPF 2018 states that there is a presumption in favour of sustainable development and, where the relevant policies are out of date, 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 Framework. The NPPF 2018 explains that the three mutually dependent dimensions to sustainable development are social, economic and environmental.

An Economic Role - the proposal would contribute towards housing supply and future occupants may work locally, support local services and therefore 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 help to provide the supply of housing required to meet the needs of present and future generations.

Also, the site is accessible to local services and facilities such as a junior school, community centre/village hall and shop/post office. It is also close to a public transport route. Gedney Hill is defined in the South East Lincolnshire Local Plan 2011-2036 (Publication Version March 2017) as a "Minor Service Centre".

An Environmental Role - The previous schemes for 23 and 14 dwellings were considered to be incongruous with the prevailing ribbon development nearby and at odds with the existing historic pattern of development in the vicinity. The Local Planning Authority have shown a pragmatic approach with the subsequent approval of a frontage development of the site.

The current scheme demonstrates development of the frontage of the site, which is considered to be acceptable, and would be in accordance with the previous permission granted on this site.

Character of the area

The reduction in the number of dwellings would lend the development to frontage facing dwellings, and no development to the rear of the site, which would overcome the reason for refusal based on character.

Residential amenity of neighbours

It is considered that this development has been sited and designed so as not to materially harm the amenity of nearby residents in terms of overlooking, lack of privacy or overshadowing, due to the orientation of the layout.

Heritage Assets

The proposals would not have an impact on any known archaeological or heritage assets.

Conclusions

The proposal is acceptable, subject to conditions.