DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H07-1205-18**	**Applicant:**	**Mrs K Watts**
Proposal:	Residential development - two plots		
Location:	Land South Of: Highstock Lane Gedney Hill Spalding		
Terminal Date:	28th February 2019		

Planning Policies

Local Plan July 2006:	
HS7	New Housing in the Open Countryside including Other Rural Settlements
SG1	General Sustainable Development
SG4	Development in the Countryside
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2019

Sections 5, 12 & 14 of the National Planning Policy Framework (2019)

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
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	1	0

CASE OFFICER ASSESSMENT

This is an outline application for a residential development of 2 dwellings on south at Highstock Lane, Gedney Hill. The proposal is to the east of the defined settlement limits of Gedney Hill and has existing and outline approved residential properties to either side of the application site. Arable fields are sited to the south. Outline planning consent has recently been granted for residential development outside of defined settlement limits to the west under reference H07-0972-17, H07-0059-18 and north under reference H07-0945-17. It is therefore considered that the principle of development in this area has already been established.

The proposal is within Flood Zone 1 on the Environment Agency Flood Map, it is not affected by hazard or depth on the 2115 South Holland Strategic Flood Risk Assessment Maps.

Policies/Constraints

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through its formal Examination process and the final report from the Planning Inspectorate has now been received. The new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

South Holland Local Plan, 2006

As above

South East Lincolnshire Local Plan (scheduled to be adopted March 2019)

Policy 1 - Spatial Strategy;
Policy 2 - Development Management;
Policy 3 - Design of New Development;
Policy 4 - Approach to Flood Risk;
Policy 10 - Meeting Assessed Housing Requirements;
Policy 11 - Distribution of Housing;
Policy 17 - Providing a Mix of Housing;

Whilst the proposal is outside of defined settlement limits, the proposal is not considered to represent isolated dwellings in the open countryside. The proposal has existing dwellings to the east and west, and would be within a short, streetlight lit walking distance of the local shop, community centre and post office, with a bus stop located nearby to the proposed properties. Gedney Hill is typically a linear, or 'ribbon', form of settlement with housing and related facilities radiating out alongside transport links or other strategic features. The proposal would not set a development precedent in the area and there is not considered to be material detriment or impact upon local services as a result of an outline approval. With regard to the mutually dependent economic, social and environmental considerations of the NPPF the proposal is considered to met all three. Economically, the proposal will provide short term construction employment as well as support for local facilities. Socially the dwellings will contribute towards school places and community facilities as well as provide a built link to existing settlement development to the east. Environmentally the dwellings are well placed to minimise local vehicular journeys and seek to compliment recently approved developments to the north and west.

With regard to flood risk, the site is considered to be sequentially preferable as it is in Flood Zone 1 and not impact by Flood Hazard or Depth on the 2115 South Holland Strategic Flood Risk Assessment Maps.

The Environmental Protection Officer and Gedney Parish Council have no objections to the proposal. The County Highways & SUDS Officer has no objections and has requested standard access and utility informatives.

Matters related to impact on residential amenity are not considered to be material at this stage, as the proposed plot sizes for up to two dwellings can adequately accommodate a well designed dwelling so that potential overlooking and overshadowing is minimised.

In light of the above considerations the proposal is considered to be in accordance with policies

HS7, SG1, SG4, SG14, SG15 and SG17 of the South Holland Local Plan, 2006, as well as Sections 5, 12 and 14 of the National Planning Policy Framework, 2019.

A delegated approval is considered to be appropriate.