RESUBMISSION OF OUTLINE PLANNING APPLICATION H08-0918-16

This application is a resubmission of a previously refused outline planning application (ref: H08-0918-16) refused on 4th November 2016.

This statement seeks to justify an approval and also to address the reasons for refusal which are:

1 *The site is located within an area identified as open countryside. It is not closely related to an established settlement limit and is some distance from the centre of Gosberton where, with the exception of the local primary school, the nearest local facilities are situated. Although Gosberton Clough may benefit from a public transport route, buses are likely to be infrequent. As a consequence, future occupiers would be likely to have a high dependence on the use of motor vehicles to access local services which would be contrary to one of the core planning principles to make the fullest use of public transport. Moreover, the reliance on the motor car would increase carbon emissions, contrary to the requirements of the environmental role of planning. Consequently, the site is not considered to be a suitable site for housing with particular regards to the principles of sustainable development and the protection of the character of the open countryside. It is therefore contrary to Policies SG1, SG2 and SG4 of the South Holland Local Plan and Paragraphs 14, 17, 49 and 55 of the National Planning Policy Framework, 2012. Paragraphs 14, 17 and 49 indicate that new housing should be in a sustainable location and contribute towards protecting and enhancing the environment.*

2 *As there is no path or lighting on this part of the highway, the proposed development would be contrary to the principles of providing sustainable development where safe and suitable access can be achieved by all people. This is due to the rural nature of the location, the lack of public transport and inadequate pedestrian facilities or street lighting. The proposed development therefore conflicts with Local Plan Policy SG15 which ensures development will provide safe and convenient access to and within the site for motor vehicles, cyclists, pedestrians, the less able bodied and people with disabilities. IT also conflicts with paragraph 32 of Section 4 and paragraph 61 of section 7 of the National Planning Policy Framework, 2012, which is concerned with safe and suitable access, addresses the connections between people and places and the integration of new development into the natural, built and historic environment*

3 *The application is situated in Flood Zone 3, yet a Flood Risk Assessment has not been submitted. The flood risks resulting from the proposed development are therefore unknown. The application as submitted is therefore contrary to national guidance contained in Section 10 of the National Planning Policy Framework, 2012.*

Prior to submitting application H08-0918-16 the applicant sought Pre-application advice regarding planning permission for two new build dwellings. Advice given by Mr D. Gedney-Planning Officer was that the site is an ideal infill plot and that an application for two dwellings would be looked upon favourably.

Subsequently, an application was prepared and submitted and refused for the aforementioned reasons.

1. The applicant considers that in deciding the application the LPA have been unfair and inconsistent in their decision making, to reinforce this the applicant can demonstrate other applications that have received planning permission within a close vicinity to their site.

H08-0783-16 Two dwellings
H08-0719-16 Detached dwelling
H08-0249-16 Two dwellings
H08-0033-16 Six dwellings
H08-1186-16 Detached dwelling.

The aforementioned applications are outside an established settlement limit with the same bus service that is mentioned and would therefore have a high dependence on the use of motor vehicles to access local services.

2. All of the granted applications below have been allowed in similar locations, with little or no lighting or footpaths;

H08-0719-16 Detached dwelling
H08-0249-16 Two dwellings
H08-0033-16 Six dwellings
H08-1186-16 Detached dwelling.

3. A Flood Risk Assessment accompanies this application.

Highways Objection.

LCC Highways objected to the previous application due to a slight bend in the road, the applicant proposes overcome this by making a condition that the frontage of the site must be cleared of all foliage, trees and bushes and that the access to the site would be as near as possible to the entrance to Eastfield House and would have lights on both sides of the entrance that would be illuminated at night. The LPA recently

consented to a large annex that fronts the same road/bend, the annex enables more accommodation that results in more vehicle movements and this site is closer to the main junction and adjacent to the bend in the road.

This application seeks outline permission for two dwellings, the applicants urges the LPA to be consistent with their decision making. Dwellings in rural locations are sort after and in allowing infill plots such as this particular site enables purchasers to free up dwellings possibly in town centres that are in high demand.
The road that serves the existing dwellings does not have a high volume of traffic, there are no local services in which occupants could walk to therefore negating footpaths.
The applicants respectfully request a favourable decision.