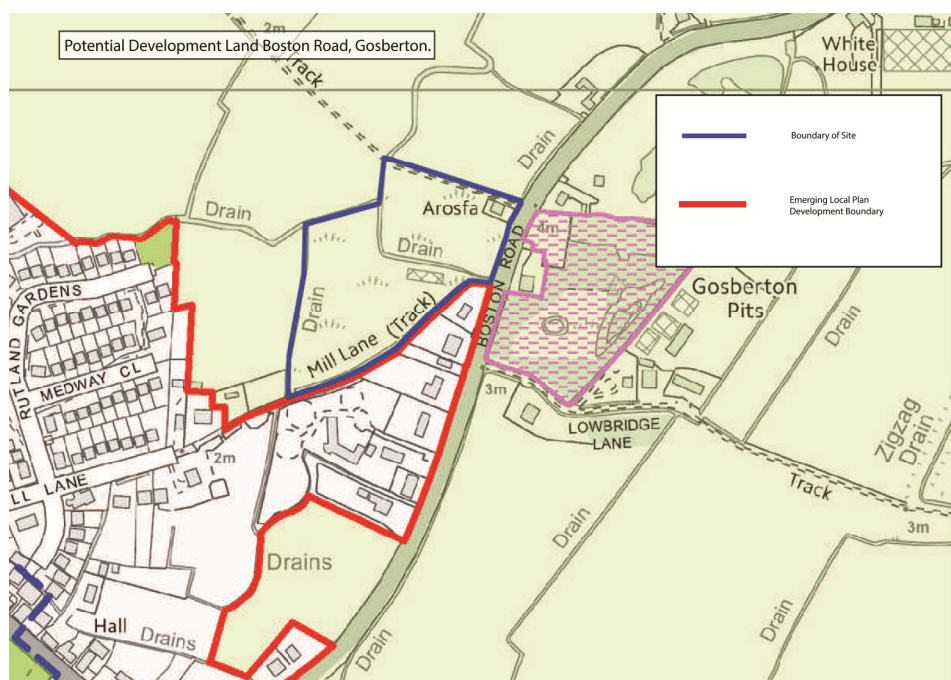




1. BACKGROUND AND PRESENT SITUATION

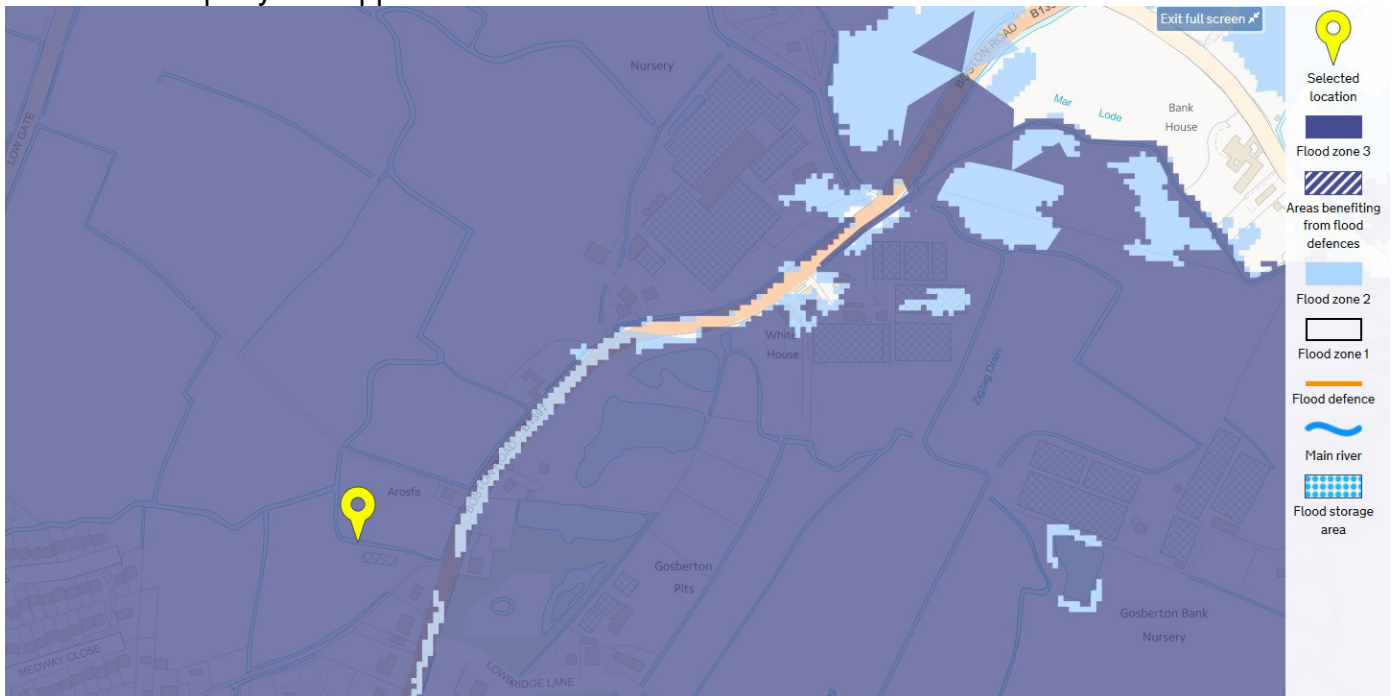
- 1.1. The site is currently an unused field with access from Boston Road, Gosberton.
- 1.2. The site sits along the Emerging Local Plan's development. The site can be seen below marked in blue with the settlement boundary from the Emerging Local Plan in red.



1.3. A pre-application advice request was made to SHDC's planning department and the response was positive. "Given that the Council does not currently have a five-year supply of deliverable housing sites, relevant policies for the supply of housing in the adopted Local Plan are considered to be out-of-date and applications are instead being considered in the context of a presumption in favour of sustainable development (Paragraph 14 of the National Planning Policy Framework (NPPF)). Paragraphs 7 and 8 of the NPPF.....Although it is detached from the defined settlement limit for Gosberton as set out in the South Holland Local Plan (2006), it is adjacent to the boundary in the emerging Local Plan. Taking all of this into account, it is considered that, in principle, it would be a suitable site for residential development.

2. SITE ASSESSMENT

- 2.1. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas.
- 2.2. According to the Environment Agency Flood Maps, the site sits within Flood Zone 3. (see diagram below), therefore, a Flood Risk Assessment will be submitted to accompany this application.



4. DESIGN

- 4.1. The design of the proposed dwelling will be dealt with in detail during the Reserved Matters application that will follow any approval of this outline application.
- 4.2. In broad terms, it is intended that a dwelling of high quality both in terms of the design and materials used whilst being sympathetic to the surroundings.

5. ACCESS AND SUSTAINABILITY

- 5.1. The proposed house is within a sizable Village. Gosberton is identified as a Minor Service Centre under the Emerging Local Plan and is considered to be sustainable in terms of new development.
- 5.2. In the near vicinity there is a general store, doctor's surgery, Village Hall, Primary school, restaurants and Butchers within less than a few minutes' walk. Access to the site is possible by foot or by vehicle, with pedestrian access to the village already established via Mill Lane. Disabled visitors can drive, or be driven up to the principal entrance.
- 5.3. A bus service operates along Spalding Road, with bus stops close to the site approx. 500m from the site entrance, providing easy access to Boston, Peterborough, Spalding, Holbeach and beyond. Boston has a railway station so it is not difficult to access the national network by public transport.

6. CONCLUSION

- 6.1. It is considered that the proposed development is suitable for its site and the area generally and makes best use of otherwise hard to maintain and unused land.
- 6.2. The council are currently unable to prove a five year land supply for housing, hence the new emerging local plan. To deal with the shortfall of housing land the planning balance needs to follow paragraph 14 of the NPPF and a Presumption in Favour of Sustainable Development.
- 6.3. In summary, it is contended that the proposal is of benefit not only to the site, the local housing stock, but also Gosberton and statement echoed in the pre-application advice received.