

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-1044-18 **Applicant:** Mr C & P Goodacre
Proposal: Proposed pair of semi-detached dwellings
Location: Land Adjacent: 1 Wicks Row St Marks Road Holbeach St Marks
Terminal Date: 10th December 2018

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
SG12	Sewerage and Development
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG16	Parking Standards in New Development
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development

National Guidance

National Planning Policy Framework 2018

Sections 2, 4, 5, 9, 12 and 14

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	1	0	0
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1
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	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Full planning permission is sought for a pair of 2 bed semi-detached houses. An existing outbuilding would need to be demolished to accommodate the development.

Description

The site is located on the northern side of St Marks Road opposite the Lincoln Lane junction. It is currently garden area associated with No. 1 Wicks Row. A terrace is situated to the east and a detached house to the west.

Policies/Constraints

The site is within the settlement limit for Holbeach St Marks (Other Service Centre and Settlement) as defined in the South East Lincolnshire Local Plan 2011-2036 (Publication Version March 2017).

Within Flood Zone 3 as defined in the Environment Agency Flood Maps. It is designated as "Danger for Most" within the SHDC Strategic Flood Risk Assessment.

Representations

CIlr Worth - It will greatly enhance an area of land between two houses that has been an eyesore for decades. Proposal may contribute to the small primary school in the village and a part time village shop in the village hall that helps to make the hall sustainable.

LCC Highways/SUDS - No objections

SHIDB - Comments concerning disposal of surface water.

Environment Agency - According to the S E Lincs Hazard maps the flood depths at the site are between 0.5-1m. In accordance with standing advice FFLs must be set 1 metre above ground level, with flood resilient construction to a height of 300mm above the predicted flood depth.

Environmental Protection - No comments

Public - Objection received from local resident (summarised):
Site situated on a dangerous staggered junction and has poor visibility; Located on a busy road, including farm vehicles and HGVs from Bakkavor; Detrimental to highway safety; No pedestrian footpath alongside the road at this point. If more vehicles are parked layby style and another alongside it will make walking more dangerous, especially when taking children to school; Should be positioned further back to allow for complete off road parking;

Material Planning Considerations

The main issues in this case are:

- Whether to proposal is a sustainable form of development taken into consideration economic, social and environmental factors;
- The likely impact upon the amenity of nearby residents;
- Highway safety;
- Flood risk.

As indicated in paragraph 47 of the National Planning Policy Framework, 2018, planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The site is located outside a defined settlement limit within the South Holland Local Plan, 2006. Local Plan Policy HS7 states that new housing development in the countryside (including Other Rural Settlements) will only be permitted where it is to meet the needs of agricultural or other rural workers or is small scale rural exception housing that complies with Policy HS9. The dwelling is not required to meet the essential needs of an agricultural or other rural worker, and would not deliver rural exception affordable housing.

However, housing policies within the South Holland Local Plan are out of date and the Authority does not currently have a 5 year supply of deliverable housing land. In accordance with advice within paragraphs 10 and 11 of the Framework, where policies for determining an application are out-of-date, there is a presumption in favour of sustainable development and 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 three mutually dependent dimensions to sustainable development are social, economic and environmental.

An Economic Role - The scheme would contribute to building a strong, responsive and competitive economy, by helping to ensure that there is housing land available to support growth. Furthermore, it would be likely to increase expenditure in the local area and generate jobs in the construction industry, albeit in the short term.

A Social Role - the proposal would make a modest contribution to the supply of housing required to meet the needs of present and future generations. Also, the site is within the village's built up area and would be accessible to its existing services and facilities, albeit limited. The site is within the settlement limit as defined in the South East Lincolnshire Local Plan 2011-2036 (Publication Version - March 2017), which defines Holbeach St Marks as an "Other Service Centre and Settlement".

An Environmental Role - The site is an infill plot within an existing frontage. It is considered that the proposed development could be accommodated without materially harming the character/appearance of the rural locality. It is noted that the property is to be smooth rendered and painted off white. However, there are similar properties within the vicinity.

In terms of amenity, a terrace is located to the north east a house to the west. The latter has a blank gable end on its eastern elevation. It is considered that the proposed development would not materially harm the amenity of neighbouring residents in terms of overlooking, lack of privacy, overshadowing, overbearing effect, noise and disturbance, etc.

Concerns have been raised by local residents on highway safety and parking grounds. However, this matter has been discussed with the Highways Authority who do not wish to restrict the grant of permission on highway safety grounds,

In terms of drainage, foul water would be disposed of via a package treatment plant and surface water via soakaways. Ground conditions are considered suitable in this location.

The site is located within Flood Zone 3 of the Environment Agency's Flood Map for Planning. The latest Agency Flood Maps have been created as a tool to raise awareness of flood risk with the public and partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences. The South East Lincolnshire Strategic Flood Risk Assessment (Feb 2017) is therefore used to apply the sequential test. In this respect, the site is in an area designated as "Danger for Most". However, it is not possible, consistent with wider sustainability objectives, for all new housing within the district to be delivered

within an area of no risk and this is not the most severe category.

If it is not possible to locate the development within an area of lower flood risk, the exceptions test should be applied. It is a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available. The NPPF and the PPG set out two elements to the Exceptions Test.

In terms of the first element, the proposal scores positively against the aims and objectives of the Local Planning Authority's sustainability appraisal and would provide wider sustainability benefits to the community that outweigh flood risk. This includes the provision of additional sustainable housing within the district to meet the needs of the population, as required by the National Planning Policy Framework. The site is within Holbeach St Marks settlement limit within the South East Lincolnshire Local Plan 2011-2036 (Publication Version March 2017), which makes provision for frontage infill within the village.

In terms of the second element, Fluvial and Tidal Depth Mapping indicates a depth of 0.5-1m, so FFLs should be set at 1m above existing ground level. Flood resilient construction should also be incorporated within the development up to 300mm above the predicted flood depth. Future occupants are advised to sign up to the Environment Agency's free Floodline Warnings Direct Service.

Recommendation - That the application be approved under delegated powers.