Mr G Franklin

Robert Doughty Consultancy

Planning Statement
New Dwelling, Pear Tree Farm, St James Road, Long Sutton

1185-2/PS/LS

March 2018

32 High Street
Helpringham
Sleaford
NG34 0RA

Tel: 01529 421646
Fax: 01529 421358
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

TABLE OF CONTENTS

1. INTRODUCTION 1

2. PLANNING POLICY 1

3. GENERAL CONSIDERATIONS 2

4. CONCLUSIONS 3

1. INTRODUCTION

1.1. This Planning Statement has been produced to accompany a Full Planning application for the erection of a dwelling and ancillary accommodation on the site of an existing farmstead at Pear Tree Farm, St James Road, Long Sutton. The proposal follows the principles set out at Paragraph 55 of the National Planning Policy Framework (NPPF).

1.2. Prior to the submission of the proposal a number of consultations have been carried out with the local planning authority including the Pre-application Steering Group.

1.3. The application is supported by a Design Statement to describe how the final design has been arrived at, together with a Flood Risk Assessment, which considers the impact of climate change and the risks posed by tidal and fluvial flooding. An Ecological Assessment considers the biodiversity on site and, in particular, the impact arising from the removal of the existing farm buildings on site. A Landscape Review considers the impact the proposal will have on the character of the existing landscape and, where necessary, proposes appropriate mitigation. A Phase 1 Ground Investigation Report considers the potential impacts that previous uses on the site might have on the end user and an Energy Strategy and Sustainability Statement considers the efficiency of the design in terms of energy requirements.

1.4. The design process has also been carried out with the assistance of a Structural Engineer, a Quantity Surveyor, together with manufacturers of specialist materials and components.

2. PLANNING POLICY

2.1. The principles of new isolated dwellings in the open countryside designed and constructed to the highest standards have been part of the planning system in England as far back as Planning Policy Guidance Note 7 – Development in the Countryside. The latest government direction in the form of the NPPF sets out at paragraph 55 the latest guidance when considering such proposals. This remains unchanged in the latest draft NPPF published on the 5th March 2018, which is under consultation until May.

2.2. The development Plan consists of the South Holland Local Plan 2006 (Saved Policies) and policies relating to the delivery of housing are to be considered out of date in the absence of a 5 year housing supply. Policies SG1 and SG14 consider the wider impacts of development and are still appropriate in the consideration of this application.

2.3. The emerging South East Lincolnshire Local Plan is now proceeding through the examination stage and can have some weight in the decision making process, however, it is the prerogative of the decision maker as to how much weight can be placed on it in reaching decisions on individual planning applications.

3. GENERAL CONSIDERATIONS

3.1. The supporting reports demonstrate how the design has been arrived at and how this meets the criteria set out in paragraph 55 of the NPPF. The guidance sets out the special circumstances where isolated dwellings may be acceptable and states that:-

- the exceptional quality or innovative nature of the design of the dwelling should:
  - be truly outstanding or innovative, helping to raise standards or design more generally in rural areas;
  - reflect the highest standards in architecture;
  - significantly enhance its immediate setting; and
  - be sensitive to the defining characteristics of the local area.

3.2. Policies SG1 – General Sustainable Development states that planning permission will be granted where the council is satisfied that the proposal is consistent with the principles of sustainable development. The reports accompanying the application demonstrate that the proposal will not impact on the quality of life for residents and, in this respect, there will be no overlooking or loss of privacy to the existing dwelling to the west. Methods of construction and energy use have been integral to the design of the proposed dwelling from the outset.

3.3. Policy SG14 – Design and Layout of New Development considers the design aspects of a proposal and, in the context of this application, the more up to date guidance at paragraph 55 of the NPPF is of greater relevance.

3.4. In addition to the requirements set out in paragraph 55 of the NPPF and the development plan, there exists the fall-back position with the existing buildings on site. Part Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 sets out the criteria for the change of use of agricultural buildings to dwellings, subject to certain criteria. The case of *Mansell v Tonbridge and Malling BC* [2017] EWCA Civ 1314 in the Court of Appeal now properly settles the debate on the use of the fall-back position as a material consideration. In that case, in recommending a planning application for approval, the planning officer recognised that the existing agricultural building on site could be converted into three dwellings and an existing bungalow could be replaced. Accordingly, although the new proposal on the site was to erect four new dwellings, there was a realistic likelihood of the fall-back position being exercised.

3.5. Pear Tree Farm is occupied by a number of agricultural buildings, including a brick barn capable of being used as at least one dwelling. Accordingly, whilst the application is being proposed as a new dwelling under paragraph 55 of the NPPF, in effect the proposal has to be considered in light of the ability of the applicant to convert the barn into at least one dwelling.

4. CONCLUSIONS

4.1. The proposal has been carefully designed having regard to the provisions of Paragraph 55 of the NPPF with the input of a team of specialists to ensure the resulting design is innovative and responds to the character of the area, but, as importantly, provides a modern home for the applicant.

4.2. There are no technical reasons why the site cannot be developed and the submitted Flood Risk Assessment identifies that the site will be safe from flooding and that there will be no detrimental impact on the adjacent dwelling.

4.3. The proposal accords with the provisions of the development plan and is acceptable in all other respects.

rdc

Robert Doughty
Consultancy

32 High Street
Helpringham
Sleaford
NG34 0RA

Tel: 01529 421646
Fax: 01529 421358
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk