DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H13-1042-18**	**Applicant:**	**Nigel Morris Builders Ltd**
Proposal:	Proposed single dwelling		
Location:	Adjacent: 33 Pipwell Gate Moulton Seas End Spalding		
Terminal Date:	10th December 2018		

Planning Policies

Local Plan July 2016:	
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
HS7	New Housing in the Open Countryside including Other Rural Settlements

National Guidance

National Planning Policy Framework 2018

Sections 5, 12 and 14 of the National Planning Policy Framework (2018)

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
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

This is a full application for the erection of a dwelling and detached double garage on land adjacent to 33 Pipwell Gate, Moulton Seas End . The proposal is outside but immediately adjacent to the proposed defined settlement limits of Moulton Seas End under the Draft South East Lincolnshire Local Plan. The surrounding area is predominately rural and characterised by dwellings of varying ages and design. Outline planning approval for development of the site was granted under reference H13-0441-16, with a subsequent reserved matters application approved under reference H13-1206-16.

The proposal seeks to provide a four bedroom detached dwelling and detached garage. A kitchen, hall, water closet, lounge, utility and family room will be provided at ground floor level. Four bedrooms, a bathroom and an en-suite will be sited at first floor level. The finished floor levels of the dwelling will be raised 500mm will a further 300mm of flood resilient construction.

In terms of flood risk, the site is located within Flood Zone 3 of the Environment Agency's Flood Maps. A sequential test therefore needs to be undertaken. The Sequential Test is a decision making tool designed to ensure that areas at little or no risk of flooding are developed in preference to areas of higher risk. Paragraph 158 of the National Planning Policy Framework advises that: "The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding." For development to pass the sequential test it has to be demonstrated that there are no reasonably available alternative sites appropriate for the proposed development located in areas with a lower risk of flooding.

The site, as situated, 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 Holland Strategic Flood Risk Assessment (2017) is therefore used as a basis to apply the sequential test. In this respect, the site is located within an area identified as "Danger to Some". 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 a less severe category. It is considered that there are no reasonably available alternative sites appropriate for the proposed development located in areas with a lower risk of flooding. In this respect, the Authority views reasonably available sites as those that are deliverable and developable (as defined by the NPPF) for the use proposed within the area, can accommodate the general requirements of the development and are, in principle, in conformity with the objectives and advice within the National Planning Policy Framework and its associated National Planning Practice Guidance relating to sustainable development and flood risk.

If it is not possible to locate the development within an area of lower flood risk, the exceptions test should be applied. The NPPF and the PPG set out two elements to the Exceptions Test. First, proposed development is required to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and second, that it will be safe for its lifetime without increasing flood risk elsewhere and, where possible, will reduce flood risk overall. This is aimed at allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available whilst helping ensure that flood risk to people and property will be managed satisfactorily.

In terms of the first element, the proposal will provide wider sustainability benefits to the community that outweigh flood risk; that is, the provision of additional housing in sustainable locations within the district. In terms of the latter, the Environment Agency has recommended that the properties be two-storey and that finished floor levels (FFLs) be set at least 500mm above existing ground level. Flood resilient construction should also be incorporated within the development up to 300mm above finished floor level and future occupants are advised to sign up to the Environment Agency's free Floodline Warnings Direct Service.

Moulton Parish Council has no objections to the proposal. The County Highways & SUDS Officer has no objections and has requested standard access and utilities informatives. South Holland Internal Drainage Board has requested a surface water condition.

The Environmental Protection Officer has stated "I have reviewed the submitted document 'Risk Assessment General provisions - Pipwell Gate Moulton Seas End' by P&R Plant Hire Lincs Ltd dated 13-02-2017 and agree with the proposed discovery strategy relating to asbestos containing materials in soil during construction."

No objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing. The proposed materials are Dark Grey Sandtoft Calderdale tiles, with Halsham Mixture 'Hoskins Brick' and Cream UPVC windows. The design, scale and layout is considered to be appropriate for the site.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG4, SG14, SG15, SG17 and HS7 of the South Holland Local Plan, 2006, as well as Section 12 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.