



m a t r i x

p l a n n i n g

South Holland District Council
Planning Department

7 November 2017

Dear Sir/Madam

**Residential development – one house- Land adjacent to 74 Reservoir
Road, Surfleet Seas End, PE11 4DH**

This is a proposal for residential development. The illustrative layout plan shows how a house may be accommodated.

The application is a resubmission of a case that was dismissed on appeal on 15 January 2016 (appeal ref 3132193, LPA ref H17-0322-15). The appeal was dismissed as the development was then deemed to be in the open countryside as measured against the 2006 Local Plan.

Circumstances have now materially changed:

- a. The South East Lincolnshire Local Plan was submitted to the Secretary of State on 23rd June 2017. The submission of the Local Plan means that the Local Plan is now in its advanced 'examination' stage. In the emerging new Local Plan the site is included inside the new Surfleet development boundary, not in the open countryside;
- b. Permission has been granted for development in identical policy circumstances nearby at Seas End Road (H17-0636-17)

The application comprises:

- a. this covering letter and planning statement
- b. Plan 2507-001A Block Plan
- c. Plan 2507-002A Location Plan
- d. A Flood Risk Assessment dated 17.10.2017

Yours sincerely,

Gordon Smith, MRTPI

Matrix Planning Ltd
36 Stamford Road, Market Deeping,
Peterborough, PE6 8AB
01778 343 659
07789 483 134
gordon@matrixplanning.co.uk
www.matrixplanning.co.uk



RTPI
Chartered Town Planner

Gordon Smith, BA(Hons), DipTP, MRTPI

Proposed Single house

***Land adjacent to 74 Reservoir Road,
Surfleet Seas End, PE11 4DH***

Planning Design & Access Statement

Applicants : Mrs P Tribe & Mr A Pritchard



Site as viewed from Reservoir Road, October 2017



Matrix Planning Ltd
36 Stamford Road, Market Deeping,
Peterborough, PE6 8AB
m 07789 483 134
e: gordon@matrixplanning.co.uk
www.matrixplanning.co.uk



1. SUMMARY

The relevant adopted local plan Policy HS7 places the site in the category of 'countryside'. Circumstances have now materially changed since the above Local Plan policy was adopted 11 years ago, and the site now fall inside the prospective settlement boundary for Surfleet. The South East Lincolnshire Local Plan was submitted to the Secretary of State on 23rd June 2017. The submission of the Local Plan means that the Local Plan is now in its 'examination' stage. This advanced Submission version of the Local Plan now carries some weight.

The scheme would therefore now *not* conflict with the Council's settlement hierarchy and spatial strategy. This is as set out in the 2017 emerging Local Plan.

Even if the previous restrictive 2006 adopted policies are applied, the Council cannot currently demonstrate a robust deliverable five-year supply of housing land. Little weight can now be given to the adopted Plan (2006).

Accordingly, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the national policies taken as a whole. There is a policy presumption in favour.

Granting permission would not conflict with any specific policies in the Framework that indicate development should be restricted, for e

The Council is in a position to consider other detailed aspects of compliance with policy in the context of subsequent reserved matters, with applications for landscaping, scale and appearance to follow. There is no reason why an acceptable design cannot be achieved.

The site is now within the proposed settlement limit for Surfleet, there is no longer any difference between Surfleet and Surfleet Seas End, both are now a single settlement (a minor service centre).

Details relating to appearance, landscaping, layout and scale will be determined at the reserved matters stage.

It is relevant to note that permission was recently granted for residential development on land between 61 & 71 Seas End Road, Surfleet seas end (H17-0636-17).

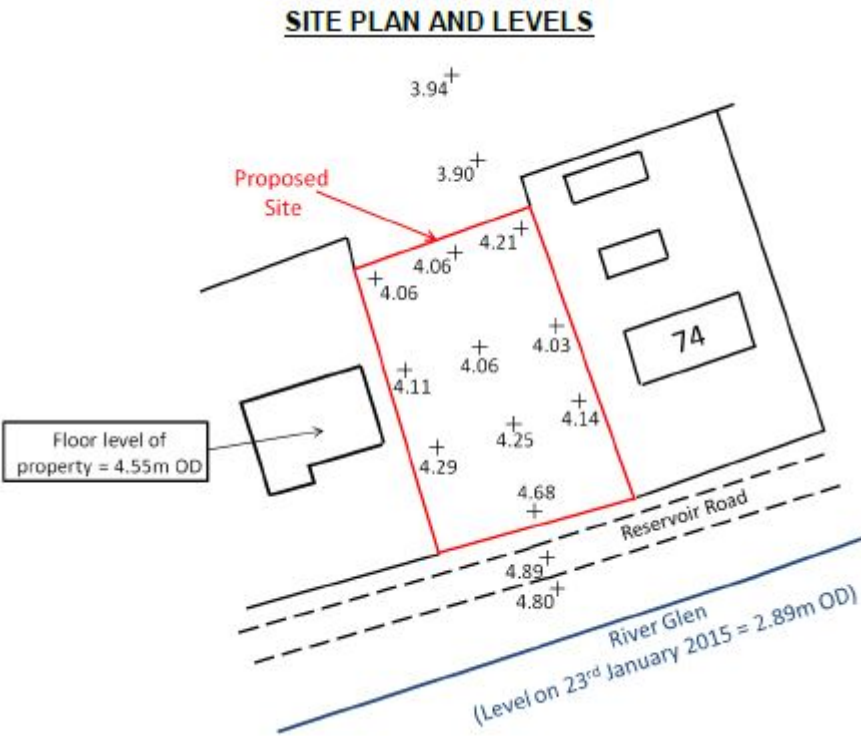
Further examples exist at the other end of Surfleet that is now treated in identical terms as a Minor Service centre.



2. THE SITE AND ITS CONTEXT

The site is 620m² in size.

The application site is a gap, an infill site between two x two-storey houses. It is within the built up area of Surfleet Seas End. The nature of surrounding residential development is linear on along Seas End Road. The River Glen is immediately opposite.



3. THE PROPOSAL

Site size: 620m²

House numbers: 1

This is an Outline application with all matters reserved apart from access from Gosberton Road.

Parking of at least 2 spaces may be readily provided

Supporting reports and drawings are:

- Illustrative layout, with access shown from Seas End Road
- Updated Flood risk assessment



4. EVALUATION

The main issues in this case are:

- a. The principal of the development, whether the proposal would be a sustainable form of development
- b. Flood risk, and
- c. Residential amenity.

a. Planning policy: and the principle of development

i. The Development Plan.

The site is located in an 'Other Rural settlement' defined by Policy HS7 of the adopted 2006 Local Plan. In this instance, the relevant policy context would usually be this Policy (HS7 concerns *New Housing in the Open Countryside*). As the proposal is neither for rural exceptions affordable housing, nor essential to meet the needs of agricultural workers, the application would not normally be supported.

However, the National Planning Policy Framework, 2012 (NPPF), is quite clear in its aim to significantly boost the supply of housing and, as outlined in Paragraph 47 of that document, local planning authorities are required to ensure that their Local Plan meets the need for market and affordable housing in the housing market area.

Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. In that circumstance, Paragraph 14 of the NPPF is quite clear that permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies outlined in the NPPF as a whole; or specific policies in the NPPF indicate that development should be restricted.

The balance of reasoning is tilted in favour of the development unless it can be demonstrated that adverse impacts outweigh the advantages.

The Council cannot currently demonstrate a 5-year supply of deliverable sites. A presumption in favour of sustainable development thereby applies.

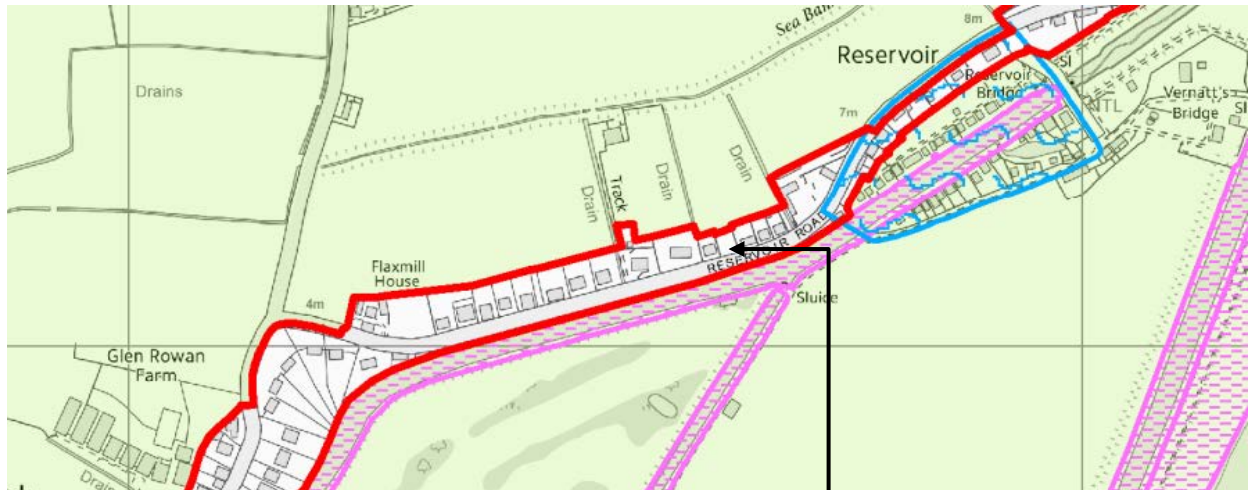
ii. Emerging Local Plan

The South East Lincolnshire Local Plan was submitted to the Secretary of State on 23rd June 2017. The submission of the Local Plan means that the Local Plan is now in its 'examination' stage. This advanced version of the Local Plan now carries some weight as it plainly presents the latest stage of the Council's thinking and has been tested with consultation.

The present site now falls within the new combined Surfleet/ Surfleet Seas End development boundary – part of which is shown opposite.

The supporting text, at 5.2.5, makes it clear that infill development will be allowed.





March 2017 Submission Draft of the South East Lincolnshire local Plan, showing the site as now part of the Surfleet settlement

iii. **The characteristics of the site as a sustainable development.**

The A16 is also a principal bus corridor, and bus services running further to the west Seas End Road. The combined village has a wide range of local services and facilities including an excellent bus service connecting with neighbouring settlements including the key town of Spalding and Peterborough.

6

Facilities are readily available within easy walking distance in Surfleet. It is important to stress that both Surfleet and Surfleet Seas End are both settlements of equal policy status in the SHLP 2006 Policy SG3 settlement hierarchy. The Council previously persisted in presenting them as different settlements. That difference has now been brought to close with submission version of the March 2017 emerging local Plan.

Facilities are readily available within easy walking distance in Surfleet.

It is relevant to note that permission was recently granted for residential development on land between 61 & 71 Seas End Road, Surfleet seas end (H17-0636-17).

Further examples exist at the other end of Surfleet that is now treated in identical terms as a Minor Service centre

iv. Assessment against the NPPF.

The NPPF sets out three dimensions to sustainability which are mutually dependent. These are positively met.

Environmental considerations:

The site is an infill site adjacent to two storey dwellings either side of the plot. A house design can be readily accommodated without materially harming the character/appearance of the locality.

Matters such as design/appearance would be assessed at the reserved matters stage. The proposal offers the prospect of improvements to the street scene by creating some enclosure to the road.

Economic matters:

Development of the site would help to sustain local services and contribute to their vitality and viability. Whilst the proposal will not contribute directly to the economy, the addition of a single new dwellings will make an indirect contribution through:

- The creation of local construction jobs
- The use of local tradesmen and where possible the use of local materials

Social issues:

The addition of new homes, has the potential to contribute in a small but positive way to strengthen the settlement and integrate with the existing village community. The NPPF seeks to promote sustainable development in rural areas, and acknowledges (in s55) that development can support the services and facilities of villages.

b. Flood risk

The following conclusions have been reached in the accompanying Flood Risk Assessment:-

7

The new dwellings will be of two story construction with all bedrooms at first floor level. This is to provide a refuge for residents if the building becomes flooded in the unlikely event of flood water from a serious failure of the bank of the River Welland or the River Glen reaching the site and ensure there is no danger to residents when they are asleep.

The ground floor level of the proposed houses will be at a minimum level of 3.30m OD. As the ground levels on the southern part of the site are at least 4.00m OD it the developer will raise the levels on the north side of the site to above 3.30m OD.

The surface water from the roofs of the proposed buildings and the roads should be discharged into a surface water system that will be designed with oversized pipework to provide attenuation. This will be discharged at a low rate into either:-

a) The IDB piped drainage system west of the site subject to the agreement of the Welland and Deepings IDB. b) The highway drainage system in Gosberton Road, subject to the agreement of Lincolnshire County Council and Anglian Water.

All future owners and occupiers of the dwellings will register with the Environment Agency's Floodline Warnings Direct Service.

c. Amenity

The site is an infill site adjacent to two storey dwellings either side of the plot. A house design can be readily accommodated without materially harming the character/appearance of the locality.

Design and appearance would be assessed at the reserved matters stage.

