

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H18-1167-18 **Applicant:** S E King Building Contractors Ltd

Proposal: Proposed pair of semi-detached dwellings

Location: Off Bridge Road Sutton Bridge Spalding

Terminal Date: 16th January 2019

Planning Policies

Local Plan July 2016:

HS7	New Housing in the Open Countryside including Other Rural Settlements
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

National Guidance

National Planning Policy Framework 2018

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

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	1	0	0	0
WARD MEMBER	0	0	0	0
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	1	0
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	1	0

OTHER STATUTORY BODIES	0	0	1	0
------------------------	---	---	---	---

CASE OFFICER ASSESSMENT

This is an full application for the erection of a pair of semi-detached dwellings on land off Bridge Road, Sutton Bridge. The proposal is outside of defined settlement limits and as such is located in the open countryside. The site is in a 'Danger for Most' flood hazard area, with a requirement to raise finished floor levels 1 metre above ground level on the 2115 South Holland Strategic Flood Risk Mapping.

The adjacent properties to the east were submitted under reference H18-0704-17. That application was approved as it sat immediately adjacent to the proposed defined settlement limits of Sutton Bridge under the Draft South East Lincolnshire Local Plan. The application at hand is not adjacent to defined settlement limits. The application form incorrectly describes the existing use of the site as a building plot. This is not the case. Planning permission has not previously been granted to change the use of the land and it remains an agricultural use.

The proposal is to erect a pair of modest three bed semi-detached houses of a simple design, which would be in keeping with the relatively modern properties adjacent to the site. At ground level combined kitchen / diner, water closet and lounge will be provided. Three bedrooms and a bathroom are to be provided at first floor level. There are no side elevation windows at first floor level. The proposed tile is Sandtoft Rivius Antique Slate and the proposed brick is TERCA Hathaway Brindled Brick. These materials match those of the adjacent dwellings.

The impact upon the street scene from the properties being 1 metre sited above existing ground level is considered to be minimal. This is because the proposal site is situated considerably lower than that of Bridge Road. The fenestration arrangement represents a standard frontage situation and there is not considered to be a material impact upon neighbouring properties from overlooking or overshadowing.

The Environment Agency, County Highways & SUDS Officer and the Environmental Protection Officer have no objections. South Holland Internal Drainage Board has requested an application for land drainage consent if the proposal discharges to a watercourse. Sutton Bridge Parish Council objects to the proposal stating "The proposed dwellings are in the open countryside."

Saved Policy SG1 of the South Holland Local Plan, 2006 indicates that planning permission will be granted for development where the Council is satisfied that it is consistent with the principles of sustainable development and where, inter alia, South Holland's essential character and main environmental assets are not damaged.

Local Plan Policy SG2 likewise indicates that all proposals for development must be located having regard to sustainable development principles. They should adopt a sequential approach which gives priority to the use of previously developed land and building within defined settlement limits, then to greenfield land within defined settlement limits and finally to land adjacent to defined settlement limits. Wherever possible, development should be served by a choice of transport modes, including public transport.

Saved Policy SG4 of the South Holland Local Plan specifically relates to new development in the countryside. It indicates that planning permission will only be granted for new development if it is essential in the proposed location and cannot reasonably be accommodated within a defined settlement limit. Development that would result in unacceptable impact upon the landscape character of the area will only be permitted where the need for the development outweighs its impact, and no other site exists to accommodate the proposed development. The aims and objectives of this policy are to minimise the loss of agricultural land and to safeguard the open countryside for its own sake and protect its intrinsic character.

Local Plan Policy HS7 specifically relates to new residential development in the open countryside and indicates that it should only be allowed where there is an essential need, or for small scale rural exception affordable housing that complies with Policy HS9.

The above policies are broadly consistent with the National Planning Policy Framework's approach to sustainable development and new dwellings in the countryside. Paragraph 79 states that new homes should not be allowed in the countryside unless there are special circumstances such as:

- the essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- The development would re-use redundant or disused buildings and enhance its immediate setting;
- The development would involve the subdivision of an existing residential dwelling; or
- The design is of exceptional quality, in that it:
 - * is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - * would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

It has not been demonstrated that there is an essential need for a rural worker to live in this location. Moreover, the proposal does not satisfy any of the other criteria. The proposal therefore conflicts with Local Plan Policies SG4 and HS7 and also paragraph 79 of the Framework.

Paragraph 73 of the National Planning policy Framework requires local planning authorities to boost significantly the supply of houses. Because the Council does not have a five year housing land supply relevant policies for the supply of housing should not be considered up-to-date and that housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 11 also states that there is a presumption in favour of sustainable development and, where the relevant policies are out of date, 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. Paragraphs 7 and 8 explain that the three mutually dependant dimensions to sustainable development are social, economic and environmental.

An economic role - the proposal would not significantly contribute towards building a strong competitive economy, other than providing local construction employment opportunities.

A social role - the proposal would help to provide the supply of housing required to meet the needs of present and future generations.

An environmental role - The proposed necessitates the further loss of agricultural land.

Moreover, the proposal would consolidate existing development in the open countryside and give the site a domestic as opposed to agricultural appearance, contrary to the existing rural character of the Fenland landscape. As such the proposal is not in accordance with advice within the Framework. Paragraph 170 seeks to protect the character of the countryside and recognise the intrinsic character.

If permitted, the proposal would also encourage further 'ribbon development' applications of a similar nature in the open countryside which would then be hard to resist, contrary to the objectives of the Framework to pursue sustainable development and the aim to protect the character of the countryside.

In conclusion, whilst there are some benefits to the proposal, including a small addition to the supply of housing within the district, they are outweighed by the aforementioned concerns. The site is not therefore considered to be suitable for housing with particular regards to the principles of sustainable development, including the protection of the character of the open countryside. It is therefore contrary to Policies SG1, SG2, SG4 and HS7 of the South Holland Local Plan and Sections 5, 12 and 14 of the National Planning Policy Framework, 2018.