Sibley, Sally

From: Gedney, David
Sent: 05 March 2015 09:19
To: _planningadvice
Subject: FW: Planning Application H19-0083-15 - Erection of 5 bed detached dwelling with detached garage, Coronation Avenue, Throckenholt
Attachments: 1022 - Statement of Need.pdf

Please scan (incl attachment) – supporting information

David Gedney | Senior Planning Officer| **South Holland District Council**
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From: darren fowler [mailto:darren.fowler@hotmail.co.uk]
Sent: 03 March 2015 13:31
To: Gedney, David
Cc: denisemk@hotmail.co.uk
Subject: RE: Planning Application H19-0083-15 - Erection of 5 bed detached dwelling with detached garage, Coronation Avenue, Throckenholt

David,

Thank you for your comments. We are aware that this development would be technically relates to 'development in the countryside'. The planning policy PS7 suggests housing can be provided in such location where it is proven to be essential to meet the needs of agricultural or other rural workers.

This development would not fall under affordable housing because its need has been generated through the endeavours of local people and has now been translated into an application to support the growth and security of the business, which would result in economic development and employment, as expressed in the attached statement of need.

I would be grateful for your comments and if the attached demonstrates the need to support the application.

Kind Regards

Darren

From: DGedney@sholland.gov.uk
To: darren.fowler@hotmail.co.uk
Subject: Planning Application H19-0083-15 - Erection of 5 bed detached dwelling with detached garage, Coronation Avenue, Throckenholt
Date: Tue, 24 Feb 2015 10:08:24 +0000

Dear Mr Fowler,

I write in relation to the above application.

The site is located outside a defined settlement limit. Policy HS7 of the South Holland Local Plan, 2006 is therefore applicable. It specifically relates to new residential development in the countryside, including "Other Rural Settlements" such as Throckenholt. It only provides for new housing in such locations where it is proven to be essential to meet the needs of agricultural/other rural workers, or is for small scale, rural exception affordable housing that complies with Policy HS9. The aims of Policy HS7 are to protect the character of the countryside and in the interests of sustainable development.

Policy HS7 is in accordance with advice within the National Planning Policy Framework (NPPF) which states at paragraph 55 that Local Planning Authorities should avoid new homes in the countryside unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work. In addition, the NPPF is only supportive of sustainable development, which in the case of occupational dwellings, is taken to mean that the enterprise must be financially viable, and able to sustain the cost of the proposed development after the deduction of all costs, in the long-term. In addition to the NPPF, most local planning authorities and planning inspectors still have regard to the guidance given in Annex A to PPS7. Although it has been superseded by the NPPF and technically relates to agricultural dwellings, it is still considered to be a useful and relevant guide in assessing applications for dwellings for rural workers due to the lack of guidance within the NPPF.

Paragraph 3 of Annex A to PPS7 sets out five criteria which must be satisfied if an application for an occupational dwelling is to be successful. These criteria are as follows:

1. There is a clearly established functional need;
2. The need relates to a full time worker;
3. The business unit has been established for at least 3 years, has been profitable for at least one of them, is currently financially sound and has a clear prospect of remaining so;

Paragraphs 8 and 9 of Annex A offer more specific advice in this respect. They indicate that new permanent accommodation cannot be justified unless the business is financially viable. A financial test is necessary for this purpose and to provide evidence of the size of dwelling the unit can sustain. Dwellings should be of a size commensurate with the established functional requirement. Dwellings that are unusually large in relation to the business needs of the unit, or unusually expensive to construct in relation to the income it can sustain in the long-term, should not be permitted. It is the requirements of the business enterprise, rather than those of the owner or occupier, that are relevant in determining the size of dwelling that is appropriate to a business enterprise.

4. The functional need could not be met by another dwelling on the premises or other accommodation in the area;
5. Other planning requirements such as access and impact on the countryside.

The above criteria will therefore need to be satisfactorily addressed to enable the Authority to consider the application favourably.

I look forward to your response within the next 14 days.

Regards.

David Gedney

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Statement of Need
Planning Application H19-0083-15

We are aware that this development would be technically relates to 'development in the countryside'. The planning policy PS7 suggests housing can be provided in such location where it is proven to be essential to meet the needs of agricultural or other rural workers. Planning Policy HS12 further supports the compliance in terms of need, scale, form and character.

This development would not fall under affordable housing because its need has been generated through the endeavours of local people and has now been translated into an application to support the growth and security of the business, which would result in economic development and employment, as expressed below.

NPPF 55 suggests housing should be located where it will enhance or maintain the vitality of rural communities and how the development will be sustainable in rural areas.

There are four key points that we believe should be identified and addressed these requirements.

1. The need

   There are no properties for sale in Throckenholt (at the time or writing) that fulfil the needs of the family or that are sustainable on environmental or economic grounds.

   Security has always been a problem at this location. The previous owner had been located on the site for more than 20years. The new owner who was employed by the previous owner and has also been involved with the business for the similar amount of time. In the early years security was not a problem. However, within the last 10years the site has been a particular target. The high value commercial vehicles of £100k plus, equipment, goods and fuel are all targets in this remote location. Although little fuel is stored in the vehicles the tanks are still targeted and damaged, causing delay to the client and cost / insurance excess to the owner. The business relies on repeat trade from the same customer base and therefore cannot afford for this issue to reoccur. Due to the processes involved and the size of the vehicles it is impractical to store these high value commercial vehicles inside, and although there are gates and metal fence at the front of the site, with earth mount to the remainder, vehicles have still been targeted in the past mainly resulting in damage to locks, which further exacerbates the issue of cost and delivery of goods.

   In addition due to the ever changing approach to sustainability, paint process have changed, which requires more heat to cure water based paints correctly. Storage of parts is also essential to protect from damage before installation. This therefore requires heaters to be turn on and off at the right point of curing. Not enough heat and the paint will blister and too much heat and the paint will crack. It is therefore essential that the owner is available to check on these processes after hours. In addition if the process are controlled better by return visits to the paint shop the fire risk to the premises is also reduced and production can be improved.

   All of these factors have an impact on the economic growth of the business. In simple terms having a property on site would improve security. This means more vehicles can be prepared and stored on site, adding to the economic growth and employment prospects of the business maintaining vitality of this rural community. Having a property on site will also improve the sustainable operation of the business (IE someone is not having to travel to and from site to check on curing after hours), and reduce the fire risk to the property and contents

2. Sustainable Development

   Sustainability can be and has been defined in rural areas. This generally involves local planning authorities reviewing the need to ensure rural workers travelling less to carry out their everyday activities and relying less on private cars to make a significant contribution to comply with the Governments Sustainable Development Strategy.

3. Form and Character

   It is believed with the inclusion of renewable technologies will promote and set a new benchmark for any future development within the area. This and the other measures that will be included within the design will help the development withstand the longer term impacts of climate change and will result in this dwelling being far less dependent on fossil fuels than those that surround it.

   The layout of the dwelling and garage have been set out to support the business needs. The garage has been located next to the workshop to provide secure storage of goods, with the first floor providing a secure temperature controlled storage space for prepared/painted vehicle parts. This will reduce the risk of blistering due to damp conditions.

   The ground floor of the house has been design to provide a flexible space for family and work operations. Direct access has been provided form the workshop site to the utility space at the side of the property. This space will provide storage for work clothing and the ground floor W/C is provided with showering facilities. This space opens onto a large kitchen dining area which will be used by the family and as a breakout facility for the employees. It is proposed one of the first floor bedrooms will become the office accommodation for the business.

   There is wide mix of styles and materials for buildings within Coronation Avenue and as such has not real president for the street scene. The materials selected are a mix of materials chosen from the existing street scene. This development will enhance the current street scene by screening the current commercial premises and will be further enhanced by providing soft landscaping with the addition of trees to the site.

4. Impact on the Countryside.

   Although the site is technically within the ‘Countryside’ The site is a brownfield site and has previous been built on. The existing school building would have made an ideal property for conversion and would have provided suitable accommodation for the business needs. However, due to its structural integrity it was demolished over 15 years ago. Due to the previously mentioned comments, there is now a need for someone to be on site permanently and as such the endeavours of the owner has now been translated into this application for a new premises.

   The site is naturally screened on two sides by conifers and therefore this development will have no impact on the open countryside to the East and South.

   The site is an Infill site and promotes itself for organic growth through infill, and is a good opportunity to improve the street scene while adding value to the settlement through expansion.

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In summary the following points are felt worthy of consideration when arriving at a balanced view of the application's merit and in appealing for the 'flexibility' due in such circumstances.

1. The site has existing landscape features which ensure it would successfully blend with the surrounding countryside, reinforcing the natural limit to development.

2. The proposal would not affect any future development in the surrounding location.

3. There is a need for the development to support the growth, improve security, improve production, reduce risk and in turn equate to the further employment of local people.

4. All necessary infrastructure can be accommodated on and off site.

5. The proposal is consistent with the principles of Sustainable Development.

6. The proposal will not put people of property in danger from known risks and would not result in any unacceptable nuisances to residents of business.

7. The proposal would not have an adverse impact on the character and appearance of the surrounding countryside or any agricultural land.

8. It is of a scale that is in keeping with the shape and form of the settlement pattern, and will not adversely harm its character and appearance.

9. The evident need for housing of this type to support the business and rural worker.

10. The design and build quality of the house proposed.

11. The setting of environmental standards of the property to reduce its impact and need for fossil fuels.

12. The site having been previously built on and comprising of an infill development.

13. The proposal supports local economy by way of local employment, local trades and local suppliers.

14. The principal that development in the 'countryside' is to be controlled not prohibited.

15. The overwhelming scale of positive factors having a baring against the negative.