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27th April 2016

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00360-16 **Case Officer:** Tracey Meachen
Location: Land South: Old Hall Farm The Oaks 251 Broadgate Sutton St Edmund
Proposal: Residential development - 3 dwellings

I write in reply to your recent enquiry relating to the erection of 3 dwellings on land on the junction of Broadgate and Chapel Road, Sutton St Edmund.

As the site is located in Sutton St Edmund, it is defined in the South Holland Local Plan, 2006 as an Other Rural Settlement. Local Plan Policy HS7 states that new housing development in the countryside (including Other Rural Settlements) will only be permitted where it is to meet the needs of agricultural or other rural workers or is small scale rural exception housing that complies with Policy HS9.

However, paragraph 49 of the National Planning Policy Framework, 2012 makes provision for residential development on suitable sites in a sustainable location. Also, the emerging South East Lincolnshire Local Plan has now identified Sutton St Edmund as an Other Service Centre with a defined settlement boundary. This is considered to be a material consideration that outweighs the aforementioned Local Plan policy.

The identified site is not within the new emerging defined settlement limit. Therefore if we have a complete 5 year supply of housing, the proposals would be considered under Local Plan Policy and would possibly be refused. At the moment, we do not have a 5 year supply of housing, so we are considering applications under the NPPF. So long as you can prove that the site is sustainable with sufficient access to facilities or shops, or is close enough to an adequate bus service, then it may be possible to gain planning permission for the right scheme.

As the land has currently been used for agriculture, it would be necessary to indicate why the land is no longer able to be used as agricultural land, if it is now considered to be inappropriate for such a use. If,

however, it is still capable of being used for agriculture, a change of use may not be encouraged unless it can be proven that there is no further agricultural need of the land for agricultural use through adequate marketing of the land for sale and / or rent.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

A handwritten signature in blue ink, appearing to be 'Tracey Meachen', written over a faint circular stamp.

Tracey Meachen, Planning Officer
tmeachen@sholland.gov.uk