DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H19-1120-18**	**Applicant:**	**J B & J W Cooke**
Proposal:	Residential development		
Location:	Off Broadgate Sutton St Edmund Spalding		
Terminal Date:	15th January 2019		

Planning Policies

Local Plan July 2016:	
HS7	New Housing in the Open Countryside including Other Rural Settlements
SG1	General Sustainable Development
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

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	1	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	1	0
RESIDENTS	5	0	0	0

CASE OFFICER ASSESSMENT

This is an outline application for residential development on land off Broadgate, Sutton St Edmund. The proposal is adjacent to the defined settlement limits of Sutton St Edmund under the Draft South East Lincolnshire Local Plan. The surrounding area is characterised by linear development dwellings of varying ages and design.

The indicative proposal shows two houses and a bungalow to the north of 308 Broadgate. The proposal site is not in an increased flood hazard or flood depth area on the 2115 South Holland Strategic Flood Risk Mapping.

The Historic Environment Officer has no objections to the proposal. A member of the public has objected, stating: "It will ruin the conservation of the village, the village cannot sustain another development. Traffic is already at an all time high, more traffic to an already over crowded village. Disruption noise whilst it is being built, works traffic and dust debris on road! Endangerment to wildlife and the bats that are local."

Another member of the public believes the proposal is contrary to local plan policy and has expressed concerns with character, need, lack of facilities, lack of public transport, overlooking.

Planning issues

Principle of development
Ribbon development
Conservation
Impact on character
Lack of facilities
Traffic
Impact on wildlife
Loss of agricultural land
Overlooking

Non planning issues

Disturbance during construction
Need

This is an outline application and therefore concerns regarding overlooking or overshadowing can be addressed at the reserved matters stage. A residential development of this size would not be considered to have a material impact on the levels of traffic in and around the settlement. There is not considered to be a material impact on wildlife as a result of the proposal. There are no heritage sites or sites of specific scientific interest in the vicinity. The loss of agricultural land is minimal and is outweighed by housing need and the inability of the Local Planning Authority to demonstrate a five year housing land supply for the district as a whole.

The site is located outside the proposed defined settlement limits of Sutton St Edmund under the draft South East Lincolnshire Local Plan. Policy HS7 indicates that new residential development is normally only allowed in such locations if it is proven essential to meet the needs of rural workers, or the proposal is for small scale rural exception affordable housing.

However, in accordance with advice within National Planning Policy Framework guidance, residential development is considered appropriate on suitable sites in a sustainable location. Concerning suitability, Local Plan Policy SG14 indicates that new development should respect the historic pattern of development in the locality and be in character with the existing settlement.

Addressing the above, the site adjoins the present boundary. A line of development continues beyond the furthest extent of the proposal site on the opposite side of the road. On this basis, it may well be suitable in principle for residential development.

The site would be considered a suitable extension plot. However, as the site is just outside the defined settlement limit, the site is considered to be in the open countryside. Policy HS7 is therefore relevant. The policy states that only essential housing for agricultural workers or affordable housing should be permitted as rural exceptions. The application is therefore contrary to Policy HS7. However, as the plot is a natural extension plot, adjacent to the defined settlement limit boundary, paragraph 79 of the National Planning Policy Framework is also relevant.

This paragraph promotes sustainable development in rural areas where it will maintain or enhance of the vitality of rural communities. As the proposed development is next to Sutton St Edmund, and within walking distance of local services, the application would appear to comply with paragraph 79 of the National Planning Policy Framework.

Criteria 1 of Policy SG2 states that although priority is given to brownfield sites within defined settlement limits, and then greenfield sites within defined settlement limits, it does then allows land adjacent to defined settlement limits to be used for development. It would therefore be unreasonable to strictly implement policy HS7 on the basis that it is an unsustainable location when there is scope within the existing Local Plan policy to allow for this type of development. Whilst the properties will be outside the defined settlement limit they will continue an existing development line and not constitute a stand alone development. The recommendation is therefore one of approval.