DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H20-0006-19**	**Applicant:**	**Mr J Buckle**
Proposal:	Erection of dwelling		
Location:	Plot 5 Drawdyke Sutton St James		
Terminal Date:	28th February 2019		

Planning Policies

Local Plan July 2006:

SG1	General Sustainable Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG4	Development in the Countryside
HS6	New Housing in the Group Centres (Non-Allocated Sites)
HS7	New Housing in the Open Countryside including Other Rural Settlements
SG12	Sewerage and Development
SG13	Pollution and Contamination
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG16	Parking Standards in New Development
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development

National Guidance

National Planning Policy Framework 2018

Sections 2, 4, 5, 9, 11, 12 and 14

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE	0	0	0	1

BOARD				
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The site is part of an area of land that has outline planning permission for residential development (ref: H20-0656-16). Full permission is now sought for a 3 bedroom bungalow on plot 5. The plot boundaries have been slightly revised.

Policies/Constraints

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through its' formal Examination process and the final report from the Planning Inspectorate has now been received. However, the new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

Material Considerations

The main issues in this case are:
- Whether the proposal would be a sustainable form of development taking into consideration economic, social and environmental factors;
- The likely impact upon the amenity of nearby residents;
- Highway safety;
- Other material considerations, including flood risk and drainage.

Principle/Sustainability

As indicated in paragraph 47 of the National Planning Policy Framework, 2018, planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Housing policies within the South Holland Local Plan, 2006 are out-of-date and do not make provision for a 5 year supply of deliverable housing land. They therefore carry limited weight.

The South East Lincolnshire Local Plan (SELLP) 2011-2036 is now at an advanced stage, however, and is scheduled to be adopted shortly (March 2019). In accordance with Paragraph 48 of the Framework, therefore, decision-takers can give significant weight to the relevant policies.

The site is located outside Sutton St James settlement limit as defined in the South Holland Local Plan, 2006. Policy HS7 states that new housing development outside a defined development boundary 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. The proposal is not required to meet the essential needs of an agricultural or other rural worker, and would not deliver rural exception affordable housing.

However, housing policies within the South Holland Local Plan are out of date and the Authority does not presently have a 5 year supply of deliverable housing land. In accordance with advice within paragraphs 10 and 11 of the Framework, where policies for determining an application are

out-of-date, there is a presumption in favour of sustainable development and 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. The three mutually dependent dimensions to sustainable development are social, economic and environmental.

An Economic Role - the proposal would contribute towards housing supply and future occupants may work locally, support local services and therefore make a contribution to the local economy. There may also be employment opportunities associated with the construction, albeit in the short term.

A Social Role - the proposal is deliverable and would make a modest contribution to the supply of housing required to meet the needs of present and future generations. The site is just outside the settlement limit as defined in the South East Lincolnshire Local Plan 2011-2036. However, it is closely related to the village's built up area and would be accessible to its existing services and facilities. A public transport route runs through the village.

An Environmental Role - The site is part of a frontage that would essentially mirror existing frontage development opposite, which consists primarily of bungalows. It extends no further eastwards than the latter. The proposed bungalow is considered satisfactory in terms of design and appearance and appropriate to the locality. It respects the historic character of the eastern fringe of the settlement. 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.

Residential Amenity

The nearest residential properties are situated opposite. It is considered that the amenity of nearby residents would not be materially harmed in terms of overlooking, overshadowing, lack of privacy, overbearing effect, noise and disturbance, etc.

Highway Safety

Vehicular turning facilities have been provided on site. LCC Highways raises no objections.

Flood Risk

The site is located within Flood Zone 3 of the Environment Agency's Flood Maps. A sequential test therefore needs to be undertaken. The Sequential Test is a decision making tool designed to ensure that areas at little or no risk of flooding are developed in preference to areas of higher risk. For development to pass the sequential test it has to be demonstrated that there are no reasonably available alternative sites appropriate for the proposed development located in areas with a lower risk of flooding.

The Environment Agency's Flood Maps have been created as a tool to raise awareness of flood risk with the public and partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences. Also, large parts of the South Holland District lie within Flood Zone 3. It is therefore necessary to use the refined flood risk information (Hazard and Depth Maps) within the South Holland Strategic Flood Risk Assessment (2017) as a basis to apply the sequential test.

The SFRA indicates that the site is located in a transition zone ranging between "danger for some" and no hazard. This is a less severe category and there are not reasonably available alternative sites appropriate for the proposed development located in areas with a lower risk of flooding. In this respect, the Authority views reasonably available sites as those that are deliverable and developable (as defined by the National Planning Policy Framework) for the use proposed within the area, can accommodate the general requirements of the development and are, in principle, in conformity with the objectives and advice within the NPPF and its associated National Planning Practice Guidance relating to sustainable development and flood risk.

It is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding. The exceptions test should therefore be applied. It is a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available. The NPPF and the PPG set out two elements to the Exceptions Test.

First, proposed development is required to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and second, that it will be safe for its lifetime without increasing flood risk elsewhere and, where possible, will reduce flood risk overall. This is aimed at allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available whilst helping ensure that flood risk to people and property will be managed satisfactorily.

In terms of the first element, the proposal scores positively against the aims and objectives of the Local Planning Authority's sustainability appraisal and would provide wider sustainability benefits to the community that outweigh flood risk. This includes the provision of additional sustainable housing within the district to meet the needs of the population, as required by the National Planning Policy Framework. The site adjoins the settlement limit and forms part of an area of land that has outline planning permission for residential development.

Concerning the second element, based upon refined flood risk information within the SFRA Depth Maps it is recommended that finished floor levels be set 500mm above existing ground level with flood resilient construction. Future occupants are advised to sign up to the Environment Agency's free Floodline Warnings Direct Service.

Drainage

Surface water would be disposed off via soakaways, subject to satisfactory infiltration. Foul and surface water drainage can be addressed by means of conditions as per the outline permission.