Development Management
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sir or Madam

RE: Outline planning application with all matters reserved for a new single dwelling on land at 36 Broadgate, Weston

Sequence (UK) Ltd on behalf of our client Mrs Irene Baker, has submitted an outline planning application with all matters reserved for a new single dwelling at 36 Broadgate, Weston. The application comprises the following:-

- Planning Application Forms and signed Certificate A;
- Site Location Plan, Existing Block Plan, and Proposed Block Plan (drawing ref. WES/1676/14/00);
- Flood Risk Assessment (FRA) by Ellingham Consulting; and
- This covering letter.

This application comprises a resubmission of planning application H220747-14, which was granted outline planning (all matters reserved) on 12 December 2014 but expired before implementation. Sequence do not consider that there are any material changes since the prior grant of planning permission in 2014 that would prevent planning permission once again being approved on this site.

This new outline planning application provides the same scheme as previously approved but provides an updated FRA to incorporate up-to-date flood information. However, this has no implications for the scheme previously approved and, therefore, those drawings have been resubmitted with this outline planning application.

It is noted in the response to question 5 of the planning application forms that residential use is considered to be a 'more vulnerable' use with regard to contamination. However, as the site already has residential use in that more vulnerable category, it is not considered that a contamination assessment is required for this outline planning application.

Planning Policy

Section 38 (6) of the Planning & Compulsory Purchase Act 2004 (The Act) requires that the determination of planning applications and appeals is undertaken in accordance with the development plan, unless material considerations indicate otherwise.

A revised version of the National Planning Policy Framework (The Framework) was published in February 2019 and established that its policies are a material consideration which should be taken into account in

dealing with applications from the day of its publication (paragraph 212).

Paragraph 11 of the Framework, advises that for decision taking this means *'approving development proposals that accord with an up-to-date development plan without delay.'*

The development plan comprises the South East Lincolnshire Local Plan which was adopted on 08 March 2019. The following sets out that this planning application is in accordance with the 2019 Local Plan and The Framework when relevant policies are taken as a whole.

Policy 1: Spatial Strategy identifies Weston as a minor service centre where development will be permitted in principle within the Settlement Boundary. This site is within the Settlement Boundary and will comprise infill development for a single dwelling, therefore being an appropriate level of development for a minor service centre. Accordingly this application is in accordance with Policy 1.

Policy 2: Development Management sets out that development proposals will be permitted provided that sustainable development considerations are met. This planning application is considered to be in accordance with Policy 2 and comprise sustainable development insofar as it can be demonstrated at an outline stage. The site is within a sustainable location and the indicative scheme by virtue of the size of plot and position of the new dwelling will be in keeping with the character and appearance of the surrounding area. Matters of detail will be dealt with by condition and at the reserved matters stage.

Policy 3: Design of New Development sets out a series of design principles to inform new development. As above, a number of these principles will only be applicable beyond the outline planning application stage but this application demonstrates that a new dwelling can be accommodated on a plot that will be in keeping with the character and appearance of the surrounding area, will provide a high standard of residential amenity and will not impact on the residential amenity of existing properties. The FRA sets out recommendations to ensure a flood resilient construction with a floor level 0.3m above OS datum.

Policy 4: Approach to Flood Risk sets out the approach to flood risk. It states that development will be permitted within Flood Zones 2 & 3 where the sequential test is met and a site specific FRA is undertaken to address the risk of flooding. The FRA from Ellingham Consulting recognises the site lies within Flood Zone 3 but within defended flood plain. The FRA establishes that the sequential test is met and sets out a series of recommendations for flood resilient construction and to ensure that residual risks are managed, thereby also passing the exception test.

Policy 35: Vehicle and Cycle Parking sets out the requirements for vehicle and cycle parking together with Appendix 6 of the Local Plan. The proposed block plan submitted with this application shows that there is more than sufficient room for parking and manoeuvring to allow vehicles to access and egress the site in forward gear utilising the existing access, as well as to allow sufficient cycle parking in accordance with the 2019 Local Plan requirements. Full details will be provided at the reserved matters stage.

A new access will be provided for no. 36, which will also retain sufficient space for parking and manoeuvring to meet the above policy requirements.

Summary

This outline planning application looks to reinstate planning permission for a single new dwelling at 36

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Broadgate, Weston and has been demonstrated to be in accordance with the development plan when relevant policies are taken as a whole. In accordance with paragraph 11 of the Framework, Sequence therefore respectfully suggest that the planning application is approved without delay.

I look forward to progressing this application with South Holland District Council in due course and please do not hesitate to contact me should you wish to discuss any aspect of the submitted application or require any additional information.

Yours sincerely,



Graham Bloomfield BA (Hons), MA, MRTPI
Land and New Homes Partner

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Yours sincerely,

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Graham Bloomfield BA (Hons), MA, MRTPI
Land and New Homes Partner

Sequence (UK) Limited is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.