SOUTH HOLLAND DISTRICT COUNCIL

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5th February 2018

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: **PE-00019-18** **Case Officer:** **David Gedney**
Location: **Between 163-183 High Road Weston Spalding**
Proposal: **Residential Development**

I write in reply to your recent pre-application enquiry and apologise for the delay in responding.

The site is located outside a defined settlement limit as defined in the South Holland Local Plan, 2006. 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 that complies with Local Plan Policy HS9.

Neither of the above is applicable in this case. Consequently, the proposal is in conflict with Policy HS7. However, the Council does not currently have a five-year supply of deliverable housing sites. Paragraph 49 of the National Planning Policy Framework, 2012 states that relevant policies for the supply of housing should not be considered up to date if a local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Paragraph 49 of the Framework goes on to stress that, in the absence of a five year supply, housing applications should be considered in the context of a presumption in favour of sustainable development. Paragraph 14 also states that there is a presumption in favour of sustainable development and, where the relevant policies are out of date, planning permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed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. Paragraphs 7 and 8 explain that 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 and support local services and 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 site is deliverable and the proposal would make a contribution to the supply of housing required to meet the needs of present and future generations. Also, the site adjoins the settlement's built up area and is within the defined settlement boundary as defined within the South East Lincolnshire Local Plan 2011-2036. It would be accessible to existing local services and facilities and is situated on a bus route.

An Environmental Role: The neighbouring site to the east has planning permission for residential development, subject to the applicant entering into a S106 planning obligation (ref: H22-0101-16). The latter was accompanied by an indicative plan showing 57 dwellings.

Having regard to the above and the site's prominent location on the rural fringe of the settlement, it is considered that the proposed development should be lower in density than indicated on the submitted plan, with greater spacing between properties, especially those along the High Road frontage. This would also provide greater scope for tree and hedge planting along the site's frontage, perimeters and also within the site.

You are advised t contact LCC Highways to ensure that they raise no objections to the access.

You are reminded that any scheme of this nature would need to include at least a third of the properties as affordable housing as it presently stands.

Any application would most likely need to be accompanied by a Flood Risk Assessment, a drainage strategy based on sustainable principles and possibly an archaeological heritage statement if requested by LCC Archaeology. The NHS may also request a financial contribution to cater for extra capacity as per HH22-0101-16.

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



David Gedney, Senior Planning Officer
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