

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H23-0141-19 **Applicant:** Mr & Mrs E Croft
Proposal: Residential development (1 plot)
Location: Rear: Bridge House Washway Road Saracens Head
Terminal Date: 17th April 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
11	Distribution of New Housing
28	The Natural Environment
30	Pollution
36	Vehicle and Cycle Parking

National Guidance

National Planning Policy Framework 2019

2, 3, 4, 6, 8, 9, 11, 12, 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
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	1	0

RESIDENTS	0	0	0	1
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CASE OFFICER ASSESSMENT

Proposal

Outline planning permission is sought for residential development (1 plot), with all matters reserved for subsequent approval. The application is accompanied by an indicative site layout plan showing a 4 bedroom house and detached double garage. Vehicular access would be via an existing entrance serving Bridge House.

Site Description

The site (some 0.09ha) is currently garden land located at the rear of Bridge House. A house is situated to the south (Jade). Agricultural land is located to the north and east.

Policies/Constraints

The site is inside Saracens Head Settlement Limit as defined in the South East Lincolnshire Local Plan, 2019.

Flood risk - Site within Flood Zone 3 on the Environment Agency Maps and predominantly within an area designated as "Danger for Some" within the SHDC Strategic Flood Risk Assessment.

Representations

Whaplode Parish Council - No response.

LCC Highways - Does not wish to restrict the grant of permission.

SHIDB - Note that the applicant has indicated that they intend to dispose of surface water via infiltration. However cannot see that a drainage strategy or plan has been provided for the site. This proposed strategy should be supported by ground investigation to determine the infiltration potential of the site and the depth to groundwater. If on-site material is considered favourable then infiltration testing in line with BRE 365 should be undertaken to determine its efficiency. If (following testing) a strategy wholly reliant on infiltration is not viable and a surface water discharge is proposed to a watercourse, then the proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3).

Environmental Protection - No comments or observations.

LCC Archaeology - The proposed development site falls within an area of known medieval salterns and any development here has the potential to disturb them. Therefore given this it is recommended that the developer be required to commission a Scheme of Archaeological Works. This should be secured by conditions.

Public (main points summarised) - Out of character; Eyesore; Object to 2 properties; Neighbouring property has right of way over access. When built 40 years ago Highways refused permission for it to be used, so had to construct new access; Blockage of view; Dyke between is shared and cannot be filled in;

Material Considerations

The main issues in this case are:

Principle/sustainability;
The likely impact upon the amenity of nearby residents;

Highway safety;
Other material considerations such as flood risk, drainage and archaeology.

Principle/Sustainability

As indicated in paragraph 47 of the National Planning Policy Framework, 2019, planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The proposed development is inside Saracens Head Settlement Limit as defined within the South East Lincolnshire Local Plan, 2019. Policy 1 (Spatial Strategy) of the SELLP indicates that within Other Service Centres, including Saracens Head, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps to meet the service needs of other local communities. Development will normally be limited to Committed sites and infill.

In terms of the above, the site satisfactorily relates to and rounds off the settlement and in this respect can be regarded as a form of infilling. Taking into account the site's relationship to the existing settlement it is considered that the erection of a single property would be difficult to resist on grounds that it would materially harm the character/appearance of the rural locality.

Amenity

A house is situated to the south (Jade) and agricultural land is located to the north and east. Bridge House is situated to the west. Jade has a blank northern elevation facing the site. It is considered that a dwelling could be accommodated upon the site without materially harming the amenity of nearby residents in terms of overlooking, lack of privacy, overshadowing, overbearing effect, noise and disturbance, etc. This is subject to satisfactory boundary screening.

Highway Safety

Concerns have been raised of intensified use of the proposed vehicular access close to the A17 junction. This matter has been raised with LCC Highways who have indicated that the apron area of the existing vehicle access crossing which is proposed to be used for the additional dwelling is large enough to accommodate simultaneous two-way vehicle movements. They have also stressed that the access has sufficient junction visibility and forward visibility. They therefore do not wish to restrict the grant of permission on highway safety grounds.

Issues concerning vehicular rights of way are a separate civil matter.

Other Material Considerations

Flood Risk - The site is within Flood Zone 3 on the Environment Agency Maps. 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 site is predominantly within an area designated as "Danger for Some" within the SHDC Strategic Flood Risk Assessment. This is a less severe category and borders an area of no hazard. The site is within the defined settlement limit and there are not reasonably available alternative sites appropriate for the proposed development 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 site is within the defined settlement limit and 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 Saracens Head to meet the needs of the population, as required by the National Planning Policy Framework.

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

Drainage - The applicant has indicated that they intend to dispose of surface water via infiltration. Ground conditions are generally suitable within this part of the district. The riparian drain would not be affected and separate consent would be required to fill it in. Drainage can be addressed by means of a condition(s).

Archaeology - The proposed development site falls within an area of known medieval salterns and any development here has the potential to disturb them. Therefore given this it is recommended that the developer be required to commission a Scheme of Archaeological Works. This should be secured by conditions.

Conclusion

The proposed development is inside Saracens Head Settlement Limit as defined within the South East Lincolnshire Local Plan, 2019 and is considered to be a suitable site for housing with particular regards to the principles of sustainable development and the protection of the rural character of the immediate locality. It is considered acceptable on amenity and highway grounds and satisfies the sequential test concerning flood risk.