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Application for outline planning permission for
residential development at Mill House Farm, on the
north side of Drove Road, Shepeau Stow, Whaplode
Drove, Spalding

Planning Statement

1228 1/PS/JDS

July 2016

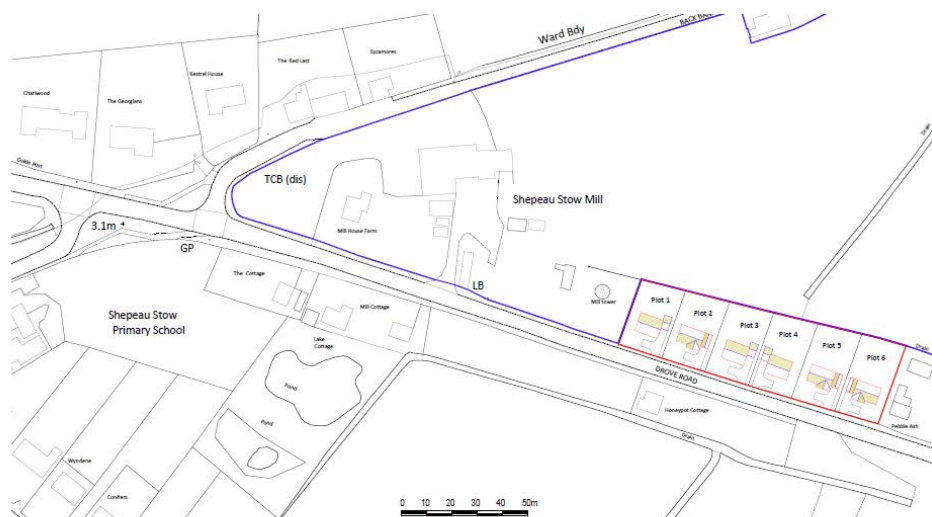
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1. INTRODUCTION

- 1.1. This Planning Statement has been prepared in support of an application for outline planning permission for residential development on a site with a frontage of some 106 metres onto Drove Road (B1166), Shepeau Stow; it has, in addition a depth of between 28 and 32 metres. The application site is shown below edged in red, with the adjoining land owned by the applicant shown edged in blue.
- 1.2. Some 10 metres (33 feet) from the western boundary of the application site is the tower of the former Shepeau Stow Corn Mill. A Grade II listed building, it was last in use in the 1930s; the cap is missing and the upper floors have collapsed into the foot of the mill tower



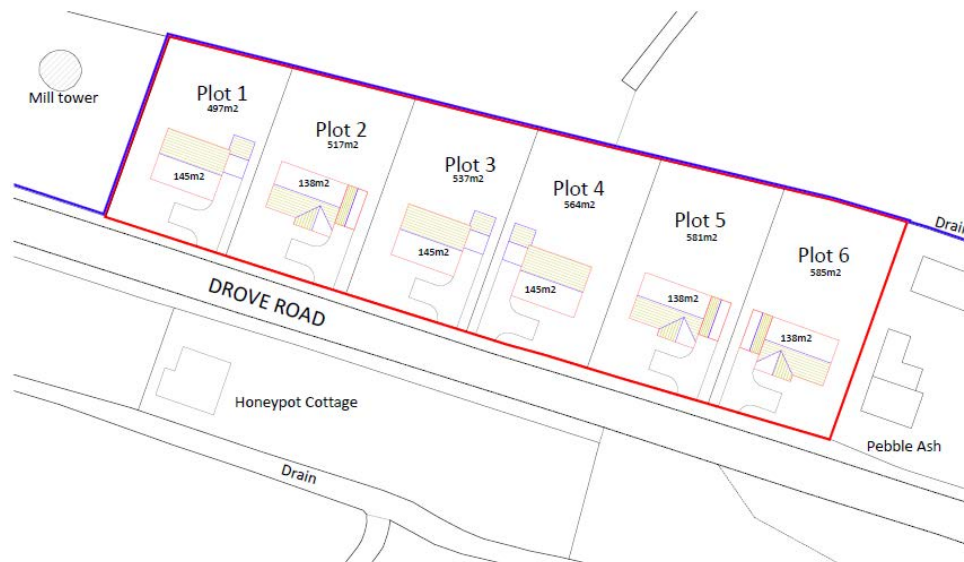
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Application Site Plan

- 1.3. On the Environment Agency's Flood Maps, the application site is shown to be wholly within Flood Zone 1 and therefore no Flood Risk Assessment is required. Similarly, there is no requirement for the submission of a Drainage Strategy.

2. THE APPLICATION SITE AND SURROUNDINGS

- 2.1. This application seeks outline planning permission for residential development of the generally rectangular site, although an indicative layout forms part of the application and is shown below.



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Indicative Layout

- 2.2. The application site (some 106 m x 30m) is located on the north side of Drove Road and is bounded to the north by a field drainage dyke. It lies about half a metre below the level of Drove Road, which in turn is separated from the application site by a narrow grass verge of about a metre in width.
- 2.3. To the immediate east of the application site there are a number of frontage buildings comprising two two-storey dwellings, four bungalows, and a car servicing business. On the south side of Drove Road, Honey Pot Cottage is located opposite the application site.
- 2.4. An underground 11kv power line crosses the application site from north to south connecting a double pole mounted 11kv. sub-station on the north side to a single pole 11kv. system on the highway verge serving the existing properties on both the north and south sides of Drove Road.

3. PLANNING POLICY

The Development Plan

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."
- 3.2. The current Development Plan consists of the saved policies of the South Holland Local Plan adopted in 2006 (the 'Local Plan'). In the adopted 2006 South Holland Local Plan, Shepeau Stow is identified on the proposals map only as an Other Rural Settlement – one of five clustered around the Group Centre of Gedney Hill.
- 3.3. Policy SG3 states that "for all Other Rural Settlements shown on the proposals map, only a very limited amount of new development will be permitted and only in exceptional circumstances to meet demonstrated local needs and where the location of the development is well related to the built up area of the settlement."

Draft South East Lincolnshire Local Plan

- 3.4. The South Holland Local Plan is to be replaced by the South East Lincolnshire Local Plan in 2017.
- 3.5. The Draft of the South East Lincolnshire Local Plan was published on 8 January 2016 for a six-week consultation period which closed on 19 February 2016. The Consultation Draft Local Plan included Inset Map No.62 for Shepeau Stow in which it is identified as an "Other Service Centre and Settlement", and identifies a proposed Settlement Boundary.
- 3.6. The current "Public Consultation on Preferred Sites for Development (July 2016)" (15 July to 12 August) also includes Inset Map No.62 for Shepeau Stow, it is again identified as an "Other Service Centre and Settlement", and retains the same Settlement Boundary within which is the application site.
- 3.7. The extract of Inset Map 62 for Shepeau Stow as shown below is as shown in both the January 2016 and July 2016 Consultations referred to above. Quite clearly the Settlement Boundary for Shepeau Stow now includes the application site.



Extract from SELLP Inset Map No 62 – SHEPEAU STOW

- 3.8. The current “Public Consultation on Preferred Sites for Development (July 2016)” states in Revised Policy 2: Spatial Strategy C1 that “Within the settlement boundaries of the (designated) “Other Service Centres and Settlements” development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the services needs of other local communities.

National Planning Policy Framework

- 3.9. The National Planning Policy Framework (NPPF) sets out Central Government’s planning policies for England and how these are to be applied.
- 3.10. Sustainable development is the key to and at the heart of the NPPF, as it makes clear in paragraphs 6 – 10. Paragraph 7 explains there are 3 dimensions to sustainability, an economic role, a social role and an environmental role and paragraph 6 explains that the rest of the NPPF, paragraphs 18 – 219, sets out the Government’s view of what constitutes sustainability in the planning context.
- 3.11. Paragraph 14 of the NPPF states that:

“At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking...

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.”

3.12. The paragraph 14 presumption applies to sustainable development and so the first question is always “is this development sustainable”? To answer that question one has to judge the proposal against the relevant paragraphs in the Framework.

3.13. The three dimensions to sustainability are explained in more detail as:

“an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”¹

3.14. The economic dimension identifies the need to ensure sufficient land is available for the right type of development in the right places.

3.15. Shepeau Stow is identified as an Other Service Centre or Settlement and as indicated in the Revised Policy 2: Spatial Strategy, of the emerging South East Lincolnshire Local Plan (see 3.3 and 3.4 above) residential development will be permitted that supports the role of these settlements as a service centre, helping to sustain existing facilities such

¹ Paragraph 7 of the NPPF

as the primary school and the garage, as well as meeting service needs of other local communities.

- 3.16. The application proposal will assist in the support of a strong and vibrant community by providing suitable housing through the development of six dwellings of appropriate size and form, similar to those dwellings to the immediate east. As such, the proposal will provide dwellings that will assist in meeting the needs of both present and future generations.
- 3.17. The environmental dimension considers the natural, built and historic environment, and the proposal will make a positive contribution to the built environment in this part of Shepeau Stow through careful and sensitive design, and the utilisation of an infill plot.
- 3.18. The NPPF requires that people are given a real choice about how they travel (paragraph 29), but recognises that in rural areas standards may have to be relaxed (paragraph 34). Within the constraints of the area the site satisfies the NPPF policies on sustainable transport.
- 3.19. Paragraph 55 requires development to enhance or maintain the vitality of rural communities, which this proposal will help to do. Six dwellings will also help to support the social, recreational and cultural facilities in the village, as required by paragraph 70.
- 3.20. The application proposal is, therefore, supported both by the NPPF and the presumption in favour of sustainable development.
- 3.21. Paragraph 49 refers to housing applications and the presumption in favour of development where there is not a 5-year housing land supply as is recognised to be the case in South Holland District.²
- 3.22. The development proposed by this application accords with the presumption in favour of sustainable development and the proposal is fully compliant with the NPPF.

² South Holland District Council: Assessment of 5-year housing land supply as at 31 December 2016

Shepeau Stow Mill - a Grade II Listed Building



- 3.23. Approximately 10 metres from the western boundary of the application site is the remains of the tower of the former Shepeau Stow Corn Mill, a Grade II Listed Building with the following list description:

Tower mill. Late C18. Tarred red brick. Missing cap, no roof, dogtooth eaves. 4 storeys. West side with segmental headed doorway with plank double doors. North and south sides each with 4 window openings, one above the other. On the south side are drive belt wheels above and below the ground floor opening. Upper floors collapsed with the machinery (which can be partly seen through ground floor openings,) including a pair of stones, buried beneath rubble and wood. Originally had a clasp arm great spur wheel.

- 3.24. The mill tower and the land around it is owned by the applicant. It was a working four sails, corn mill until the 1920s, but by the middle of the 1930s it had lost its roof and become a ruin.

Policy Conclusion

- 3.25. The application site is only partially in accordance with the 2006 Local Plan Policy SG3, in that it is well related to the built up area.
- 3.26. The NPPF asserts a presumption in favour of sustainable development and that where housing proposals are made and there is not a 5-year housing supply as is the situation in South Holland District and in the area of the South East Lincolnshire Local Plan, this presumption should be afforded full weight.

- 3.27. The emerging South East Lincolnshire Local Plan has identified Shepeau Stow as an "Other Service Centre or Settlement". The associated Inset Map 62, includes the whole of the application site within the identified Settlement Boundary, in both the January 2016 to February 2016 Consultation Draft Local Plan, and again in the Public Consultation on Preferred Sites for Development (July 2016)" between 15 July and 12 August 2016.
- 3.28. As indicated in the Revised Policy 2: Spatial Strategy, of the emerging South East Lincolnshire Local Plan (see 3.3 and 3.4 above) residential development will be permitted that supports the role of these settlements as service centres, helping to mutually sustain existing facilities such as in this case, the primary school and the garage, as well as meeting service needs of other local communities such as Whaplode Drove and Holbeach Drove - respectively a mile and two miles away and both also designated Other Service Centres and Settlements in the emerging Local Plan.
- 3.29. All matters have been reserved in this application for outline planning permission, although the indicative layout accompanying the submission closely accords with the development elsewhere in the immediate locality.
- 3.30. Although the application site adjoins land on which is located the Grade II Listed Mill Tower of the former Shepeau Stow Corn Mill, the proposed development will not affect the setting of the Mill Tower, due to its imposing height and position.

4. DESIGN AND ACCESS

- 4.1. The design proposals are explained in the following text and demonstrated on the indicative layout shown on Drawing No.1228-01-SP01.

Use

- 4.2. The site will be developed with a mixture of six, one and two storey dwellings, in a similar manner to the adjoining dwellings further to the east and adjoining the application site, with main elevations facing south onto Drove Road.

Amount

- 4.3. The depth of the application site is similar to that of the plots occupied by the dwellings to the east and the length of frontage available onto Drove Road establishes a clear case for the proposal to construct six dwellings.

Layout

- 4.4. The suggested positioning of the dwellings as shown on the indicative layout, is guided by the dimensions of the application site and their relationship with Drove Road.

Scale

- 4.5. The proposal for a mix of one and two storey dwellings on the application site reflects the character of the properties adjoining to the east. side of Brick Lane.

Landscaping

- 4.6. The introduction of a more positively garden based landscape in place of the existing open land, usually cultivated, will be in keeping with the adjoining dwellings to the east, along Drove Road.

Access

- 4.7. Vehicular and pedestrian access to the proposed dwellings will be from Drove Road which is subject to a 40mph speed limit. Each dwelling shall have turning provision available on site to enable vehicles to be able to enter and leave the site in a forward direction.
- 4.8. The provision of new dwellings constructed in accordance with the Building Regulations will ensure that current access standards for the disabled will be a feature of the properties.

5. CONCLUSIONS AND RECOMMENDATION

- 5.1. The application site provides a suitable and sustainable location for the construction of additional dwellings in Shepeau Stow.
- 5.2. Individual vehicular access to the proposed dwellings as proposed, will not compromise highway safety, being located on a straight stretch of road with good visibility and within the 40 mph speed limit.
- 5.3. It is considered that the application proposal should be granted outline planning permission in accordance with the Development Plan and taking into account the provisions of the NPPF, particularly whereby,

“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites” (Paragraph 49).
- 5.4. In these circumstances (para 3.22 above), the NPPF asserts a presumption in favour of sustainable development and that where housing proposals are made and as there is not a 5-year housing supply, this presumption should be afforded full weight.
- 5.5. The emerging South East Lincolnshire Local Plan has proposed a Settlement Boundary for Shepeau Stow in Inset Map 62, in contrast to the 2006 Local Plan where it was identified only as an Other Rural Settlement. The whole of the application site is located within the proposed Settlement Boundary.
- 5.6. Whilst the land may not be identified as a housing allocation, emerging Policy 12 acknowledges that in addition to allocated sites for housing there should also be incremental growth in housing supply within the settlements as a result of infill and ‘speculative’ applications.
- 5.7. In these positive circumstances it is our strong recommendation that conditional Outline Planning Permission should be granted for residential development of this site.

