

John Dickie Associates
Email Address

24th September 2019

Dear Sir/Madam

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Lincolnshire
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PLANNING: PRE-APPLICATION ADVICE

Reference:	PE-00382-19	Case Officer:	David Gedney
Location:	Land Adj. Homeland Eaugate Road Whaplode Drove Spalding		
Proposal:	Proposed Live-Work Development		

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

The site is outside a settlement boundary as defined in the South East Lincolnshire Local Plan, 2019. Therefore, the site is located within the countryside. Policy 1 of the Local Plan states that in the countryside development will only be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

The above policy is in accordance with advice within the National Planning Policy Framework, 2019. Paragraph 79 indicates that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

(a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

(e) the design is of exceptional quality, in that it:

? is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and

? would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

Addressing the above, there does appear to be a case for the proposal on grounds that it is innovative and presumably carbon neutral, plus it would provide accommodation for a rural business. However, I must stress that this is subjective and the proposal would most likely be considered by Planning Committee.

Taking into account the aforementioned, I would suggest that an application be submitted so that it can be formally assessed by the Local Planning Authority.

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

A handwritten signature in black ink, appearing to read 'D. Gedney', with a horizontal line underneath.

David Gedney, Senior Planning Officer
dgedney@sholland.gov.uk