DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H23-1074-18**	**Applicant:**	**Mr & Mrs S W & P Hoyes**
Proposal:	Residential development - 3 plots		
Location:	Site Adjacent: The Hollies Millgate Whaplode		
Terminal Date:	18th December 2018		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG4	Development in the Countryside
HS7	New Housing in the Open Countryside including Other Rural Settlements
SG12	Sewerage and Development
SG13	Pollution and Contamination
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG16	Parking Standards in New Development
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development

National Guidance

National Planning Policy Framework 2018

Sections 2, 4, 5, 9, 11, 12, 14, 15 and 16

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC	0	0	0	1

ENVIRONMENT OFFICER				
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Outline planning permission is sought for residential development (3 plots) with all matters reserved for subsequent approval.

It should be noted that full planning permission has recently been granted for 2 houses on a site directly opposite (ref. H23-1065-18) after a previous refusal for 3 dwellings (ref. H23-0099-17). The latter was refused on grounds that it would erode the rural character of the fringe of the village.

Description

The site (some 0.2ha) is currently agricultural land on the western side of Millgate just beyond the southern fringe of Whaplode. A number of small trees are situated along its frontage. A copse is situated opposite.

Policies/Constraints

The site is outside Whaplode Development Boundary as defined in the South Holland Local Plan, 2006 and South East Lincolnshire Local Plan 2011-2036 (Publication Version March 2017).

It is within Flood Zone 1 and an area of no hazard within the South Holland Flood Risk Assessment.

Representations

Whaplode Parish Council - Need to consider arrangements for foul and surface water discharge due to low level of plot.

LCC Highways - Recommend conditions including the provision of a frontage footway connecting the development to the existing footway network.

South Holland IDB - I note that the applicant indicates that they intend to dispose of surface water via infiltration, however I 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 - Request full land contamination condition at this location due to past industrial use as railway land.

LCC Archaeology - No archaeological impact.

Information from applicants:

This is a low density, small scale development proposal that relates well to an established and popular settlement. Whaplode has relatively excellent provision of amenities but also good connectivity to further services available in Moulton, Holbeach, Weston and Spalding, being located along the A151 that runs east -west across this part of the District.

In such a village environment this should be welcomed as 'manageable' with minimal impact on infrastructure but a positive contribution towards the sustainability of the settlement. There are no adverse impacts that would significantly or demonstrably outweigh the benefits of this contribution towards appropriate and sympathetically designed housing supply for the District.

Material Planning Considerations

The main issues in this case are:

- Whether the proposal would be a sustainable form of development taking into consideration economic, social and environmental factors, including its effect upon the rural character and appearance of the locality;
- The likely impact upon the amenity of nearby residents;
- Highway safety;
- Other material considerations such as flood risk and drainage.

Housing Policy/Sustainability

As indicated in paragraph 47 of the National Planning Policy Framework, 2018, 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 outside a defined settlement limit within the South Holland Local Plan, 2006. Saved Local Plan Policy HS7 indicates that new housing will only be permitted in such locations where it is proven essential to meet the needs of rural workers, or the proposal is for small scale, rural exception affordable housing.

It has not been satisfactorily demonstrated that there is a proven need for the development in this location. However, housing policies within the South Holland Local Plan are out of date and the Authority does not currently have a 5 year supply of deliverable housing land. In accordance with advice within paragraphs 10 and 11 of the Framework, where policies for determining an application are out-of-date, there is a presumption in favour of sustainable development and 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. The three mutually dependent dimensions to sustainable development are social, economic and environmental.

An Economic Role - The scheme would contribute to building a strong, responsive and competitive economy, by helping to ensure that there is housing land available to support growth. Furthermore, it would be likely to increase expenditure in the local area and generate jobs in the construction industry, albeit in the short term.

A Social Role - The proposal would help to provide the supply of housing required to meet the needs of present and future generations. Also, Whaplode is defined as a Group Centre in the South Holland Local Plan, 2006. It has local services and facilities such as a junior school, garage/petrol filling stations, shops, post office, etc. It is also on a public transport route. The site is adjacent to the defined settlement limit and is considered to be accessible to these services.

An Environmental Role - The Hollies and Buttercup Paddock essentially define the southernmost extent of the built-up area of the settlement. The site is therefore part of an area that borders the southern part of the village. At this point there is a transition from the built up area to more scattered development characteristic of the countryside. Existing development at this point on the fringe of the village is well spaced, including the two properties to the south (Station House and Avondale) and the two dwellings recently granted permission opposite (ref. H23-1065-18).

The site's current agricultural use provides a soft and pleasing edge to the village and positively contributes to the enjoyment and experience of those living in and moving around the village. The construction of 3 properties on this site would constitute a consolidation of sporadic development that would suburbanise the southern edge of the village to an unacceptable extent and cause unacceptable harm to the village's rural setting. Moreover, it would encourage further applications of a similar nature which would then be difficult to resist and which would cumulatively change and suburbanise the prevailing rural character of the area.

The proposal is therefore contrary to Policy SG14 of the South Holland Local Plan, 2006. The latter indicates, amongst other things, that new development should make a contribution to the visual quality of its surroundings and respect local distinctiveness and the historic pattern of development in the locality. New development should respect the historic pattern of development in the locality and be in character with the existing settlement. It is consistent with advice with the National Planning Policy Framework, 2018.

Residential Amenity

House are located to the north (The Hollies) and to the south (Station House). It is considered that the site could be developed without materially harming the amenity of nearby residents in terms of overlooking, lack of privacy, overshadowing, noise and disturbance, etc.

Highway Issues

The County Highways Authority has raised no objections on highway safety grounds, subject to a condition requiring a frontage footway. Such a condition would most likely result in the removal of existing trees fronting the site.

Other Material Considerations

Flood Risk - The Environment Agency's Flood Risk Maps indicate that the site is within Flood Zone 1. It is within an area of no hazard within the South Holland Strategic Flood Risk Assessment. The proposal therefore satisfies the sequential test.

Drainage - Foul water would be disposed of to the mains sewer and surface water to soakaways. Drainage details could be addressed by means of a condition if permission was forthcoming.

Conclusion

The proposal is deliverable and would help to provide the supply of housing required to meet the needs of present and future generations. It would also contribute towards the local economy and create employment opportunities associated with the construction, albeit in the short term. However, the benefits are outweighed by the environmental harm that the proposal would cause.

The site's current agricultural use provides a soft and pleasing edge to the village and positively contributes to the enjoyment and experience of those living in and around the village. The construction of 3 properties on this site would constitute a consolidation of sporadic development that would suburbanise the southern edge of the village to an unacceptable extent and cause unacceptable harm to the village's rural setting. Moreover, it would encourage further applications of a similar nature which would then be difficult to resist and which would cumulatively change and suburbanise the prevailing rural character of the area.

The site is not therefore considered to be a suitable site for 3 dwellings with particular regards to the principles of sustainable development and the protection of the rural character of the area. It is therefore contrary to Policies SG1, SG2, SG4 and SG14 of the South Holland Local Plan and Paragraphs 7, 8 127 and 170 of the National Planning Policy Framework, 2018. Paragraph 127 indicates that planning decisions should add to the overall quality of an area and be sympathetic to local character. Paragraph 170 states that planning policies and decisions should recognize the intrinsic character and beauty of the countryside.

Moreover, the site is outside Whaplode Settlement Boundary as defined within the South East Lincolnshire Local Plan 2011-2036 (Publication Version, March 2017). The latter defines Whaplode as a low tier settlement or "Minor Service Centre". The Plan has recently undergone an examination in public and aims to provide a 5 year supply of deliverable housing sites. Paragraphs 48 and 49 of the Framework indicate that local planning authorities may give weight to relevant policies in

emerging plans if they are at an advanced stage but not yet formally adopted.

Recommendation - That the application be refused under delegated powers.