

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H23-1084-18 **Applicant:** Mrs D Moore
Proposal: Residential Development for 5 Dwellings
Location: 139 High Road Whaplode Spalding
Terminal Date: 21st December 2018

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG4	Development in the Countryside
SG6	Community Infrastructure and Impact Assessment
SG11	Sustainable Urban Drainage Systems (SUDS)
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
SG18	Landscaping of New Development
SG19	Protection of Open Spaces

National Guidance

National Planning Policy Framework 2018

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 5 Delivering a sufficient supply of homes
Section 8 Promoting healthy and safe communities
Section 11 Making effective use of land
Section 12 Achieving well-designed places
Section 14 Meeting the challenge of climate change, flooding and coastal change
Section 15 Conserving and enhancing the natural environment

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
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 application for the erection of 5 dwellings. Access would be via the existing access from the A151, High Road. The land is within Flood Zone 1.

Indicative plans have been submitted indicating a layout of 5 bungalows.

Site Location

The site, which has the visual character of a small paddock and domestic scale stables and garage, together with a portacabin, is located within the open countryside, and is considered to be predominantly green field land. Access is gained via an existing vehicular access on to the A151. The site is outside of any defined settlement limit as set out in the South Holland Local Plan (2006) and is therefore classed as being in the countryside in planning policy terms.

To the north of the site are a linear form of dwellings within the settlement boundary. The application site was not included within the boundary of Whaplode in the extant Local Plan and is not included within the emerging South East Lincolnshire Local Plan.

The visual boundary of the village of Whaplode on this side of the A151 starts with the road of Eastgate, which is to the south west of the site, separated by agricultural land. There is a clear sense of physical detachment of the application site from the main built-up area of Whaplode in terms of how the site relates to existing development.

Within the applicants ownership is a dwelling with annexe that is in commercial use.

Site History for landholding

H23-1085-18 Proposed vehicular access for existing bungalow and annexe. Approved 10 Dec 2018

H23-0074-15 Change of use of annexe to hot food delivery service (retrospective). Approved 28 April 2015

H23-1085-00 Temporary stationing of portacabin for office use and change of use of agricultural building for office use. Approved 10 Jan 2001

Consultation Responses

LCC SUDS/Highways - No objections subject to conditions/informatives

LCC Historic Environment Officer - No archaeological impact

South Holland Internal Drainage Board -Comment that no drainage strategy or plan has been submitted. Comments made regarding byelaws and payments.

SHDC Environmental Protection Officer - Request the full land contamination condition at this location if the proposal is deemed acceptable.

Considerations and Conclusion

- Principle
- Flood risk
- Impact upon character and appearance of the area
- Residential amenity

Principle

The site is largely greenfield in nature and forms part of a wider agricultural setting, with the application site having the appearance of a small paddock behind former small scale agricultural buildings.

The site is located outside of any defined settlement limit as set out in the South Holland Local Plan (2006) and is therefore classed as being in the countryside. Sites located in the countryside would normally be assessed against Policy HS7 in the South Holland Local Plan (2006). This policy only allows residential development in the open countryside where there is an essential need, or small scale rural exception affordable housing that complies with Local Plan Policy HS9. In that context, as the proposal is neither for rural exceptions affordable housing nor essential to meet the needs of agricultural workers, the recommendation would normally be to refuse.

However, the Council does not currently have a 5-year supply of deliverable housing sites (4 years as at 31st March 2018). Paragraph 11 of the National Planning Policy Framework, 2018 (NPPF) states that where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, the most important policies for determining the application (i.e. those relating to the supply of housing) are considered out-of-date. Paragraph 11 of the NPPF is quite clear that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies outlined in the NPPF as a whole; or specific policies in the NPPF indicate that development should be restricted. Sustainable development is defined in paragraphs 7 and 8 of the NPPF as having three dimensions: economic, social and environmental.

The site is not within a protected area or an asset of particular importance as defined by Paragraph 11 of the NPPF.

Economic - The development may support the local economy through employment opportunities associated with construction and future occupants may work locally and support local services.

Social - The proposal would make a contribution, albeit small, towards housing supply in the district (Section 5). In terms of access to services and facilities, there is a footpath opposite the site that leads into the village and to Holbeach, where there are shops and facilities. A bus stop is within walking distance of the site. Given this, it is considered that although some services and facilities are reasonably accessible by sustainable modes of transport (such as walking and public transport) future occupants would likely be more reliant on the private car than residents living within the built up areas of Whaplode or Holbeach due to the fact that the A151 High Road is a busy road and does not lend itself to walking or cycling.

Environmental - The site is situated opposite of a small linear selection of dwellings located within the Whaplode settlement boundary. These properties have an open countryside character due to

the flat fenland landscape. This is noticeable when you leave Whaplode along the A151, as these dwellings mark the edge of the village on the northern side of the road. The village boundary on the southern side of the A151 is marked by Eastgate, to the west of the application site. There is a clear sense of physical detachment from the built-up area of Whaplode in terms of how the site relates to existing development and the nature of the A151 at this point. The proposed development, if permitted, would further intensify existing development in this location, which would be contrary to Paragraph 127 of the NPPF which states that planning decisions should ensure that developments are sympathetic to local character, including landscape setting. It would also set a harmful precedent by encouraging further applications of a similar nature south of the A151 between the site and the main built-up area of Whaplode. It would encourage further ribbon development along this section of road, thereby eroding the open countryside character of this area. This would cumulatively harm the aims and objectives of both the Framework and emerging SELLP to ensure that new development is sustainable and protects the character and appearance of the area and countryside.

In terms of local planning policy, Policy SG4 of the adopted Local Plan indicates that planning permission will only be granted for development in the open countryside which is essential in the proposed location and cannot reasonably be accommodated within defined settlement limits. Development proposals that would result in an unacceptable impact upon the landscape character of an area, either individually or cumulatively, will only be permitted where the need for it in that location outweighs its impact and no other site or solution exists to accommodate the proposed development. It is not considered that it has been demonstrated that there is an overriding need for the proposed dwelling to be in this location (given the identified impact on the character of the area) and that there are no alternative sites within the built up area of Whaplode which could accommodate it. The proposal is therefore contrary to Policy SG4.

The applicant has cited a planning consent granted at High Road, Whaplode (H23-0761-17 refers) for a Residential development comprising 33 dwellings. Officers have looked at the permission and consider the scale, location and justification to be completely different to the proposal within the current application and cannot be used as a point of comparison or example in this case.

Flood risk

The site is located within Environment Agency Flood Zone 1 and the South East Lincolnshire Strategic Flood Risk Assessment (March 2017) identifies the site as not being affected by flood hazard or flood depth. The site is therefore in a sequentially preferable area in terms of flood risk, in accordance with Section 14 of the NPPF.

Impact upon the character and appearance of the area

The proposed development would have a significant visual impact on the character of this part of the open countryside, and would read as an unacceptable intrusion in to the open break between Whaplode and Holbeach, and would be viewed as an incongruous collection of dwellings when viewed from either direction on the A151.

This would have an adverse impact on the character of the area and would set a harmful precedent for further development along the southern side of the A151, in a ribbon form between the site and the main built-up area of Whaplode. This would have a cumulative material adverse impact by eroding the countryside character of this area. It would therefore be contrary to Policies SG1 and SG14 of the Local Plan which seek, amongst other things, to ensure that new development does not have an adverse effect upon the character and appearance of the locality.

Residential amenity

The dwellings on the opposite side of the A151 would not be impacted as a result of overlooking or loss of residential amenity by this development. The proposal would therefore not conflict with Policy SG17 of the Local Plan which seeks to protect residential amenity.

Taking into account the above, the site is not considered to be a suitable site for housing with particular regards to the principles of sustainable development and the protection of the countryside character of the area. It is therefore contrary to Policies SG1, SG4 and SG14 of the South Holland Local Plan 2006 and Paragraphs 7, 8 and 127 of the National Planning Policy Framework, 2018.

The recommendation is therefore for refusal.