

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H23-1144-18 **Applicant:** Mr & Mrs L Brown
Proposal: Residential development
Location: Adjacent: 100 Cobgate Whaplode Spalding
Terminal Date: 7th January 2019

Planning Policies

Local Plan July 2016:

HS7	New Housing in the Open Countryside including Other Rural Settlements
SG1	General Sustainable Development
SG4	Development in the Countryside
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Sections 5, 12 and 14 of the National Planning Policy Framework (2018)

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

CASE OFFICER ASSESSMENT

This is an outline application for residential garden land to the west of 100 Cobgate, Whaplode. The proposal is outside of defined settlement limits in the open countryside at the end of a row of ribbon development. The surrounding area is predominately rural, characterised by dwellings of varying ages and design.

The indicative proposal seeks to provide two pairs of semi-detached dwellings. There are arable fields to the north, west and south of the proposal with a row of former council houses constituting ribbon development to the east.

South Holland Internal Drainage Board requires foul and surface water details. These are matters that can be addressed by condition, to be addressed at the reserved matters stage. The Environmental Protection Officer has no objections. The County Highways & SUDS Officer has requested a footway condition and an access informative.

Saved Policy SG1 of the South Holland Local Plan, 2006 indicates that planning permission will be granted for development where the Council is satisfied that it is consistent with the principles of sustainable development and where, inter alia, South Holland's essential character and main environmental assets are not damaged.

Local Plan Policy SG2 likewise indicates that all proposals for development must be located having regard to sustainable development principles. They should adopt a sequential approach which gives priority to the use of previously developed land and building within defined settlement limits, then to greenfield land within defined settlement limits and finally to land adjacent to defined settlement limits. Wherever possible, development should be served by a choice of transport modes, including public transport.

Saved Policy SG4 of the South Holland Local Plan specifically relates to new development in the countryside. It indicates that planning permission will only be granted for new development if it is essential in the proposed location and cannot reasonably be accommodated within a defined settlement limit. Development that would result in unacceptable impact upon the landscape character of the area will only be permitted where the need for the development outweighs its impact, and no other site exists to accommodate the proposed development. The aims and objectives of this policy are to minimise the loss of agricultural land and to safeguard the open countryside for its own sake and protect its intrinsic character.

Local Plan Policy HS7 specifically relates to new residential development in the open countryside and indicates that it should only be allowed where there is an essential need, or for small scale rural exception affordable housing that complies with Policy HS9.

The above policies are broadly consistent with the National Planning Policy Framework's approach to sustainable development and new dwellings in the countryside. Paragraph 79 states that new homes should not be allowed in the countryside unless there are special circumstances such as:

- the 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;
- The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- The development would re-use redundant or disused buildings and enhance its immediate setting;
- The development would involve the subdivision of an existing residential dwelling; or
- 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.

It has not been demonstrated that there is an essential need for a rural worker to live in this location. Moreover, the proposal does not satisfy any of the other criteria. The proposal therefore conflicts with Local Plan Policies SG4 and HS7 and also paragraph 79 of the Framework.

Paragraph 73 of the National Planning policy Framework requires local planning authorities to boost significantly the supply of houses. Because the Council does not have a five year housing land supply relevant policies for the supply of housing should not be considered up-to-date and that housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 11 also states that there is a presumption in favour of sustainable development and, where the relevant policies are out of date, 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. Paragraphs 7 and 8 explain that the three mutually dependant dimensions to sustainable development are social, economic and environmental.

An economic role - the proposal would not significantly contribute towards building a strong competitive economy, other than providing local construction employment opportunities.

A social role - the proposal would help to provide the supply of housing required to meet the needs of present and future generations. However, the site is some distance from the nearest local services and facilities within Whaplode.

An environmental role - Future occupiers would be likely to have a high dependence on the use of motor vehicles to access local services. This would increase carbon emissions, contrary to the requirements of the environmental role of planning. It would also be contrary to one of the core planning principles of paragraph 103 of the Framework to make the fullest use of public transport.

Moreover, the proposal would consolidate existing development in the open countryside and give the site a domestic as opposed to agricultural appearance, contrary to the existing rural character of the Fenland landscape. As such the proposal is not in accordance with advice within the Framework. Paragraph 170 seeks to protect the character of the countryside and recognise the intrinsic character.

If permitted, the proposal would also encourage further applications of a similar nature in the open countryside which would then be hard to resist, contrary to the objectives of the Framework to pursue sustainable development and the aim to protect the character of the countryside.

In conclusion, whilst there are some benefits to the proposal, including a small addition to the supply of housing within the district, they are outweighed by the aforementioned concerns. The site is not therefore considered to be suitable for housing with particular regards to the principles of sustainable development, including the protection of the character of the open countryside. It is therefore contrary to Policies SG1, SG2, SG4 and HS7 of the South Holland Local Plan and Sections 5, 12 and 14 of the National Planning Policy Framework, 2018.