

APPLICATION NO	PA/2012/0475
APPLICANT	Messrs Smith & Richardson
DEVELOPMENT	Planning permission to erect three link houses and widen existing entrance into Brocklesby Park Homes (resubmission of PA/2011/0541)
LOCATION	Land adjacent to 1 Alexandria Terrace, Bridge Street, Brigg
PARISH	BRIGG
WARD	Brigg and Wolds
CASE OFFICER	Mark Simmonds
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Agent request to address the committee Member 'call in' (Councillor Waltham – significant public interest and visual impact on the entrance to the site)

POLICIES

National Planning Policy Framework: Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development, and paragraph 56 asserts that good design is a key aspect of sustainable development, and should contribute positively to making places better for people.

Paragraph 101 states that the aim of the sequential test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The strategic flood risk assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding.

Paragraph 102 states that where it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the exception test can be applied if appropriate. For the exception test to be passed it must be demonstrated that the development provides wider sustainability benefits that outweigh flood risk, and a site specific flood risk assessment must demonstrate that the development will be safe for its lifetime, will not increase flood risk elsewhere and where possible will reduce flood risk overall.

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy H8 (Housing Design and Housing Mix)

Policy DS1 (General Requirements)

Policy DS16 (Flood Risk)

North Lincolnshire Core Strategy: Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

CS7 (Overall Housing Provision)

CS19 (Flood Risk)

CONSULTATIONS

Environment Agency: No objection subject to application of sequential test.

Historic Environment Record: Does not adversely affect any heritage assets.

Environmental Protection Team: Advise a condition.

Highways: Advise conditions.

TOWN COUNCIL

Object on grounds of flood risk, sewerage and traffic.

PUBLICITY

The application has been advertised by site notice and nearby residents have been consulted by letter. No comments have been received.

ASSESSMENT

Planning permission is sought for the erection of three link houses on land adjacent to 1 Alexandria Terrace, Bridge Street, Brigg.

The site is adjacent to the entrance to Brocklesby Park Homes and was formerly occupied by the Brocklesby Ox pub.

The main issues to consider when determining this application are whether or not the proposed development would meet the sequential and exception tests required by the National Planning Policy Framework, whether the design is acceptable in this setting, and whether the living conditions of neighbours would be harmed.

A previous planning application (PA/2011/0541) was withdrawn following concerns raised by the case officer relating to flood risk and the sequential test.

The latest scheme does appear to meet most of the criteria for new development, however the design is inappropriate and whilst it is not considered that any harm would be caused to the living conditions of neighbours, the Environment Agency requires the council to carry out the sequential test, which the development fails.

The proposed development site is within Flood Zone 2/3 as detailed on the Environment Agency's most recent Flood Zone Maps, and Flood Zone 2 on the council's Strategic Flood Risk Assessment. The proposed development is classified as 'More Vulnerable'. The Environment Agency raised no objection subject to the council applying the sequential test to the proposals.

The principal aim of the sequential test is to steer development to areas of land less at risk of flooding and where, within a settlement, there are varying levels of risk, development should be resisted on high risk land where lower risk land is available. The application site is within Zone 2/3 on the Environment Agency's indicative maps and there is a site within Brigg which is understood to be currently available. The site in question was previously granted planning permission for five dwellings (PA/2008/1064 renewed by planning permission PA/2011/1104) and is within Flood Zone 1, the lowest risk flood zone. Therefore the proposed development fails the sequential test as it would be possible to locate the development on land which is at a significantly lower risk of being affected by flooding.

The applicant's agent has stated that the above site would not be suitable because their house design would be too deep to be accommodated on the site, however this argument is not reasonable as they would be able to re-design the properties to be able to be accommodated on the site.

Additionally, the development also fails the exception test. The key part in this case is A, which requires development to provide wider community benefits that outweigh the flood risks from allowing development in a high risk zone. It is not possible, in this instance, to argue that the development provides any substantive wider community benefits and the test is failed. The site is in an untidy condition but could easily be concreted over or landscaped and would not be overly unattractive, certainly not so as to warrant development which fails the sequential test.

The agent has stated that they feel the development would 'dramatically improve what is one of the main approaches into Brigg'. This is considered inaccurate as the site being tidied up would be an easy way to improve the appearance of the area and the design of the scheme would have a negative impact upon the character and appearance of the area. The proposed dwellings are significantly deeper than the adjacent properties and would present a large blank gable wall to the west elevation of the development. The front elevations of the proposed dwellings are lacking any symmetry or design features of any merit and at best the scheme would have a fairly neutral impact upon the character and appearance of the area. Policy and guidance contained within the National Planning Policy Framework and the North Lincolnshire Core Strategy make it a requirement that good design is fundamental to the planning process.

In any event, where development in higher risk flood areas meets the sequential test, the current position is that a contribution to affordable housing in the parish is required to deliver a tangible community benefit to comply with part A of the exceptions test. The required contribution in this instance would be one dwelling or the equivalent off-site contribution of approximately £42,000. The developers have not given any indication that they would be prepared to make this contribution and the proposals would be considered to also fail the exceptions test even if the sequential test were passed.

The town council objects on the grounds of flood risk, sewerage and traffic. It feels that the level of new development planned for this area of the town will significantly affect the capability of the surrounding land, and the drains, to disperse the increased water without

the neighbouring homes or businesses being affected. It refers to cases of people not being able to secure insurance against flooding. It feels that any further pressure on the sewers and drains will have a detrimental effect upon existing and new residents and refer to backed up sewerage at the drains in 2007. It reiterates its view that multiple junctions with the various sites such as the petrol station make a right-turn out onto Bridge Street an impossible task and new residents trying to access Bridge Street at peak times will exacerbate the problem.

The issues of flood risk are now a national priority and the application is unacceptable and should be refused.

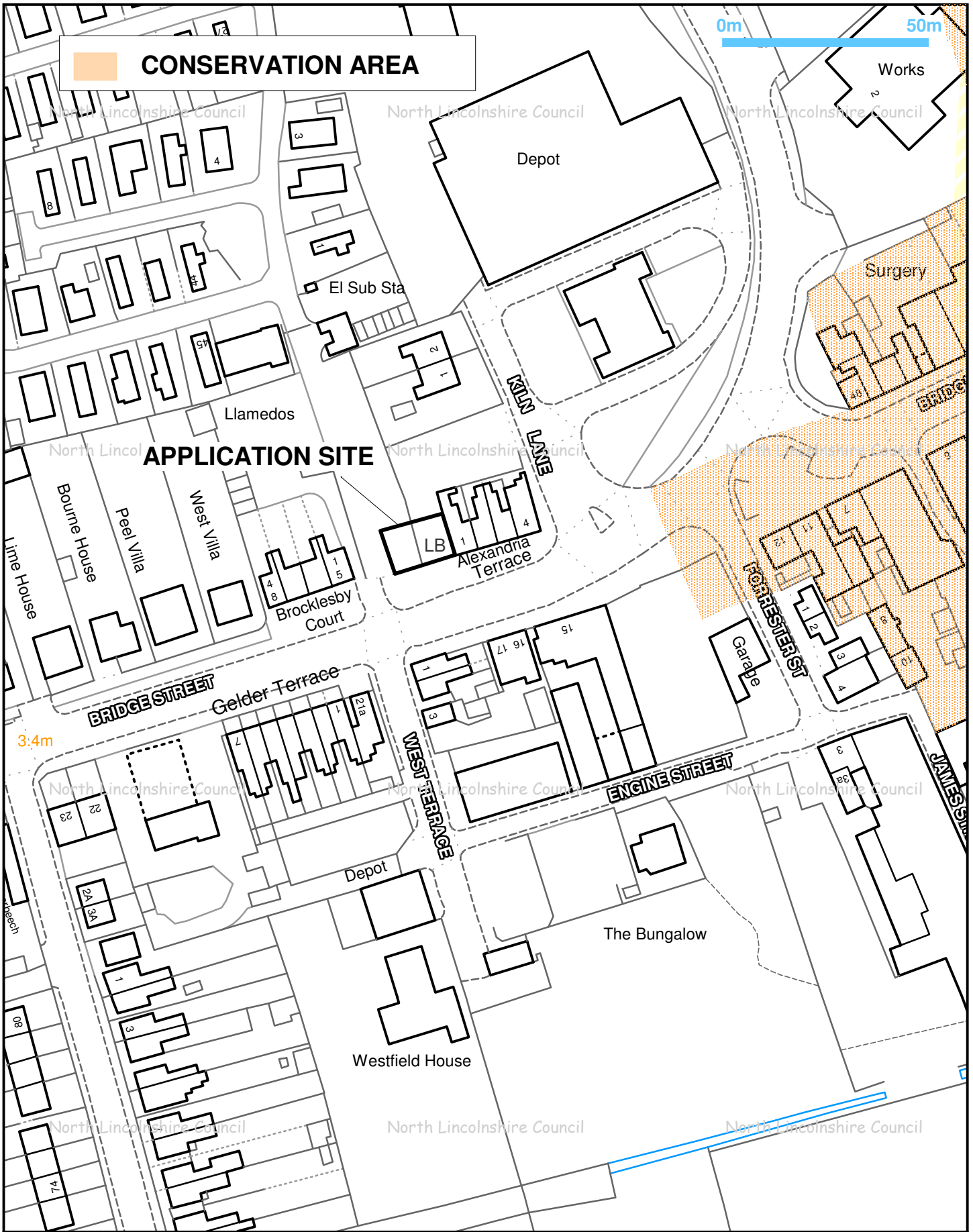
RECOMMENDATION Refuse permission for the following reasons:

1.

The application site is within Flood Zone 2/3 as defined on the Environment Agency's Flood Risk Maps and Flood Zone 2 on the Strategic Flood Risk Assessment. The proposed development fails the sequential test as there is a site available which is less at risk of flooding where the development could be carried out. The proposals are therefore contrary to paragraphs 100 and 101 of the National Planning Policy Framework and policy CS19 of the North Lincolnshire Core Strategy.

2.

The design of the proposed dwellings would have a negative impact upon the character and appearance of the area contrary to paragraph 56 of the National Planning Policy Framework and policy CS5 of the North Lincolnshire Core Strategy.



Title: 2012/0475

Drawn by: Sue Barden

Date: 06/06/2012

Scale: 1:1250



© Crown copyright and database rights 2012
Ordnance Survey 0100023560



Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE