

APPLICATION NO	PA/2017/1212
APPLICANT	Mr Ball
DEVELOPMENT	Outline planning permission to erect a detached bungalow with access not reserved for subsequent approval
LOCATION	Land east of 143 Westgate Road, Westgate, Belton, DN9 1QA
PARISH	Belton
WARD	Axholme Central
CASE OFFICER	Emma Carrington
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Departure from the adopted Core Strategy

POLICIES

National Planning Policy Framework: Paragraph 14 states that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking.

Paragraph 35 of Core Planning Principle 4 states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore developments should be located and designed, where practical, to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.

At paragraph 37 it states that planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.

Paragraph 49 of Core Planning Principle 6 states that housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 64 of Core Planning Principle 7 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Paragraphs 15, 47, 50, 55, 56, 60, 61 and 99 to 103 also apply.

Section 10 (Meeting the challenge of climate change, flooding and coastal change) states that inappropriate development in areas of flood risk of flooding should be avoided by directing development from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

North Lincolnshire Local Plan: Policies DS1, DS16, LC14, RD2, T2, T19, H5 and H8 apply.

North Lincolnshire Core Strategy: Policies CS1, CS2, CS3, CS5, CS6, CS7 and CS19 apply.

Housing and Employment Land Allocations Development Plan Document (DPD)

CONSULTATIONS

Highways: No objections subject to conditions.

Historic Environment Record: Considers that the proposal will not have an adverse impact on any heritage assets.

Environmental Protection: No objections subject to conditions relating to contaminated land.

Environment Agency: No objections.

LLFA Drainage Team: No objections subject to conditions.

PARISH COUNCIL

No response received.

PUBLICITY

Advertised by site and press notices. No comments received.

ASSESSMENT

Outline planning permission is sought to erect a detached bungalow on a parcel of land which is outside the defined settlement boundary for Belton. The means of vehicular access is to be determined as part of the application, with all other matters being reserved for subsequent approval. The plans show the access on the eastern side of the frontage onto Westgate Road, nearest to number 141. The application site consists of an L-shaped parcel of land with residential properties on either side. The plot measures 8.9 metres across the frontage to Westgate Road, widening to 17.9 metres to the rear of the site. The depth of the main plot is approximately 28.8 metres, with the section directly behind 143 Westgate Road narrowing to 9.7 metres. Although not part of the formal submission, the plans indicate the frontage of the property to be located behind that of number 143, and in front of number 141, with the main body of the bungalow extending back into the site. No other design features have been provided at this stage.

The main issues in the determination of this planning application are the principle of development and flood risk.

Due to its location outside of any defined development boundary, the application site is considered to be in the open countryside for the purposes of planning. The main issue is whether the principle of developing this site for residential purposes is acceptable in policy terms. The site is considered large enough to accommodate a dwelling together with

associated parking, access and garden space, without adversely affecting the amenities of adjacent neighbouring properties.

Policy RD2 of the North Lincolnshire Local Plan sets out the type of development that is appropriate in the open countryside and the criteria against which all applications in the countryside will be assessed. Policy RD2 only supports residential development in the countryside where it is to meet some essential countryside need, such as farm workers' dwellings. Policy CS3 of the Core Strategy also restricts development in the countryside to that which is essential to the functioning of the countryside. The proposed development is contrary to these policies as it is for market housing not essential to the functioning of the countryside, or any rural business, nor does it meet any special need such as providing affordable housing.

In the absence of an identified five-year housing land supply, in accordance with paragraph 47 of the National Planning Policy Framework (NPPF), housing supply policies within the adopted development plan should be considered out-of-date or silent in that regard. Without a five-year housing land supply, alternative sites, including those not identified within the adopted development plan or within defined settlements, can be brought forward and determined in accordance with the policies contained within the NPPF. The key requirement in this regard is that sites brought forward are sustainable.

The application site is located over 1 kilometre from the main body of Belton with its informal village centre including services such as a primary school, shop and doctor's surgery. The nearest public house is The Wheatsheaf located on the opposite side of the road to the north-west. There is a bus stop on Westgate Road within walking distance of the application site, but the local bus network does not offer regular services, with very select destinations and days of operation. The nearest railway station is at Crowle, located approximately 4.83 kilometres from the site.

Whilst the nearest bus stop is within the 400 metre threshold set out in the accessibility criteria of the Housing and Employment Land Allocations DPD, it is considered that it is highly unlikely that the local bus service would be utilised, particularly given its irregular and infrequent services. The distance to the railway station at Crowle would necessitate use of a private motor vehicle.

For these reasons the proposed development does not promote the use of public transport or walking and instead will promote greater car usage. The site is therefore considered to be in an unsustainable location, remote from everyday services and facilities. Policy CS2 of the Core Strategy promotes sustainable development and sets out criteria against which all new developments should be assessed in this regard. These criteria include minimising the need to travel and making necessary journeys possible by public transport, cycling and walking and making sure that people have access to community and cultural facilities that they need for their daily lives. Due to the relatively remote nature of the site, together with its distance from local facilities, the proposed development would not minimise the need to travel and would promote reliance on the private car to access everyday facilities. The development would therefore be contrary to policy CS2. It should also be noted that sustainable development is the key emphasis of the National Planning Policy Framework, which sets out a presumption in favour of sustainable development. For the reasons outlined above the proposed development is not sustainable and would not benefit from this presumption in favour.

Flood risk

The site is located within Flood Zones 2 and 3a in the Strategic Flood Risk Assessment. A Flood Risk Assessment has been submitted with the planning application, which demonstrates that the land level at the site is significantly above the critical flood level established for this area. The Environment Agency has raised no objection to the proposed development on flood risk grounds. The proposal is for 'more vulnerable' development in a high flood risk zone; the proposed development therefore needs to be assessed against the sequential and the exceptions test. The agent has investigated whether there are less vulnerable sites available for development in the area, and found no other sites available at this time.

In order to pass the exceptions test, the applicant has provided an assessment of the socio-economic and environmental benefits of the proposal which are considered to provide wider sustainability benefits that outweigh flood risk. The exceptions test is therefore passed in relation to the current proposal.

Whilst the site is considered capable of accommodating a dwelling without adversely affecting the amenities of neighbours, highway safety or increasing any risk of flooding, the site is not considered to be in a sustainable location and is therefore contrary to the requirements of the adopted local plan, core strategy and guidance in the NPPF. The applicant has not provided any supporting information to demonstrate that the proposal satisfies the requirements of these policies and the application is therefore recommended for refusal.

RECOMMENDATION Refuse permission for the following reasons:

The proposed development is contrary to policies RD2 of the North Lincolnshire Local Plan; CS2, CS3 and CS8 of the North Lincolnshire Core Strategy; and paragraph 55 of the National Planning Policy Framework in that the site lies outside of a defined settlement, in the open countryside, and is located in an unsustainable location, remote from local services and public transport. In addition, no evidence has been provided to justify a special need for a dwelling in this location.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

