

## SOUTH HOLLAND DISTRICT COUNCIL

Report of: Development Manager

To: Planning Committee - 04 September 2019

(Author: David Gedney - Senior Planning Officer)

Purpose: To consider Planning Application H11-0936-18

Application Number: H11-0936-18

Date Received: 21 September 2018

Application Type: OUTLINE

Description: Residential development - 6 affordable housing units

Location: St James Road Long Sutton Spalding

Applicant: Proctor Bros Ltd

Agent: G R Merchant Ltd

Ward: Long Sutton

Ward Councillors: Cllr A C Tennant  
Cllr J Tyrrell  
Cllr D Wilkinson

You can view this application on the Council's web site at

<http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H11-0936-18>

### 1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 The application was deferred at the Planning Committee on 16 January 2019.

### 2.0 PROPOSAL

2.1 The application was previously reported to the Planning Committee on 16 January 2019 where it was deferred in order to clarify the position on identified local need for affordable housing and to determine from the applicant what arrangements are/would be in place to ensure deliverability of 100% affordable scheme and its subsequent retention. A copy of the previous report is appended.

2.2 The applicant has now submitted additional information, which is summarised later in the report.

### 3.0 SITE DESCRIPTION

3.1 As previous report.

### 4.0 RELEVANT PLANNING POLICIES

#### 4.1 The Development Plan

South East Lincolnshire Local Plan, March 2019

Policy 01 - Spatial Strategy  
Policy 02 - Development Management

Policy 03 - Design of New Development  
Policy 04 - Approach to Flood Risk  
Policy 11 - Distribution of New Housing  
Policy 17 - Providing a Mix of Housing  
Policy 19 - Rural Exception Sites  
Policy 28 - The Natural Environment  
Policy 30 - Pollution  
Policy 32 - Community, Health and Well-being  
Policy 36 - Vehicle and Cycle Parking

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

### **National Guidance**

National Planning Policy Framework (NPPF), 2019

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

Planning Practice Guidance (PPG)

## **5.0 RELEVANT PLANNING HISTORY**

### **5.1 Site**

H11-1100-15 - Outline - Residential development (4 dwellings), St James Rd, Long Sutton - Refused 20 January 2016 on sustainability and highway safety grounds.

#### Neighbouring Site to the West

H11-0313-07 - Full - Change of use to carpentry business - Granted.

Condition 2 - Use restricted to Class B2 (General Industrial)

Condition 3 - No manufacturing activity and loading/unloading shall be carried outside 7.30am and 5pm on Mondays to Fridays (inclusive) and 7.30am to 12 noon on Saturdays

Condition 4 - Noise from any fixed plant on or within the building shall exceed a level equivalent to 35db LA eq (15 minutes) when measured at a height of 1.5 metres at any residential facade unassociated with the site.

Condition 7 - Dust prevention measures.

## **6.0 REPRESENTATIONS**

6.1 As previous report, plus information from applicant and further representations from Housing Strategy (see below).

### **6.2 Additional Information from Applicant**

6.3 Planning Statement - Paragraphs 77 and 78 of The National Planning Policy Framework indicate that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

6.4 To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

The site is a brownfield site that is infill development in line with the settlement that already exists and is directly opposite a busy garden centre, this is not a proposal for an isolated

development in the open countryside.

- 6.5 Proctor Brothers employs a significant number of people working in their farming business, employing 18 full time members of staff as well as many seasonal casual workers that carry out the farming.
- 6.6 Proctor Brothers and other local agricultural businesses need to employ young entrants into the industry to develop into skilled operatives. These young entrants and their families require affordable rented housing close to where they work in the countryside.
- 6.7 Two examples were met and their requirements discussed:
1. Local worker working for Proctor Bros currently living in a caravan, wife works locally in a rural business and has a 2 year old child. They need a 2-3 bedroom shared equity house in the immediate rural location to minimise trips to work.
  2. Local worker working for Chandlers Agricultural machinery maintaining farm equipment used on the local farms. Has a wife and 2 children and needs a 3 bedroom house located in the countryside. Wife works part time at a rural business and the children go Sutton St James School.
- 6.8 The six proposed houses would enable Proctor Bros and other local businesses to provide much needed local housing for their agricultural business for workers to either rent or joint own and minimise their car journeys to work.
- 6.9 Housing Needs Survey - There are 23 households identified as being in need of affordable housing who either live in, or have a local connection to, Long Sutton.
- 6.10 To fulfil all current and immediate housing need in Long Sutton, 23 new affordable homes would have to be built. This scale of need is well in excess of a 'typical' rural exception scheme. Any proposal will need to consider which aspects of the identified need it is going to address.
- 6.11 Proposals that include market housing could also consider the market demand which exists within the parish although there would be no 'local connection' controls on these dwellings.
- 6.12 Housing Strategy
- 6.13 I have many issues with this survey, the most pressing concerning the validity and independence of the results. With the exception of the change of location the text and results are identical to a rural housing needs survey entitled 'Housing needs survey results report for Holbeach Bank' that was undertaken in November 2016 to accompany planning application H09-0432-18 which is still undetermined. I therefore cannot rely on the results of this study.
- 6.14 I would also question why the study focuses on Long Sutton when the area in question is Sutton Crosses. If the applicant wishes to undertake a housing need survey of Sutton Crosses then they should work with the council to agree the methodology and ensure that their assessments of housing need concurs with the criteria for the Housing Register on the rented side and the HomeBuy agents on the shared ownership side. I would expect a study to be undertaken by an independent rural housing needs specialist rather than the developer so that any results would be impartial.
- 6.15 If we are focusing on the affordable housing need in Long Sutton then referring to Policy 19: Rural Exception Sites 'housing that cannot be met within settlement boundaries' I would argue that affordable needs are being met locally by the all affordable scheme that has just commenced on-site at the former haulage yard, H11-0916-16 and the s106 affordable housing that will come forward on the allocated sites in that settlement.

## 7.0 CONSIDERATIONS

### 7.1 Planning Considerations

The main issues in this case are:

- Whether the site is a suitable location for affordable housing;
- The likely impact upon the amenity of nearby residents;
- Highway safety;
- Other material considerations such as flood risk, drainage and contamination.

## 7.2 Housing Policy/Sustainability

- 7.3 As indicated in paragraph 47 of the National Planning Policy Framework, 2019, planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.4 The proposed development is outside a defined settlement limit within the South East Lincolnshire Local Plan, 2019. It is therefore within an area regarded as countryside. Policy 1 of the South East Lincolnshire Local Plan (SELLP) is therefore applicable. It states that development will be permitted in the countryside that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.
- 7.5 Policy 19 of the SELLP specifically refers to rural exception sites. It indicates that proposals for housing on sites situated outside, but adjoining the defined settlement boundaries identified by Policy 1 will be permitted where the following criteria are met:
- the scheme would meet an identified local need for affordable housing, starter homes or specialist housing that cannot be met within the settlement boundaries;
  - the scale of the development would be in-keeping with the role and function of the settlement; and
  - pre-application engagement with the local community has been undertaken to the satisfaction of the Local Planning Authority.
- 7.6 Policy 19 also stipulates that where it is demonstrated that a proportion of market housing is necessary to cross-subsidise the specific identified housing need, the housing market proportion will be 50% or less. The housing need to be met will be secured by legal agreement to ensure that the need can be met in perpetuity and available for members of the immediate community.
- 7.7 The above policies are consistent with advice within the National Planning Policy Framework, 2019. Paragraph 77 indicates that local planning authorities should support opportunities to bring forward rural exception sites that provide affordable housing to meet identified local needs. Paragraph 78 indicates that sustainable rural housing should be promoted. However, any development should be consistent with paragraphs 7 to 11, which indicate that there should be a presumption in favour of sustainable development, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies within the Framework as a whole. The three threads to sustainable development are economic, social and environmental.
- 7.8 Assessing the proposal against the above policies and advice, it is not essential for a rural worker such as that specified by the applicant to reside on this particular site, which is some distance from the applicant's main operational centres.
- 7.9 An Economic Role - The proposal would contribute towards housing supply and future occupants may work locally, support local services and make a contribution to the local economy. There would also be employment opportunities associated with the construction, albeit in the short term.
- 7.10 A Social Role - The proposal would make a contribution to the supply of affordable housing required to meet the needs of present and future generations. However, the site is well removed from the centre of Long Sutton and is located on the opposite side of the A17. It is not located on a main public transport route. It fronts a section of St James Road where there are no footways and street lighting is poor. There is no continuous footway link into Long Sutton. Consequently, occupiers of the proposed dwellings would have to walk along St James Road

and cross the busy A17 to access the services and facilities within the town. In that sense, it is considered that the location is not sustainable in the context of national and local guidance.

- 7.11 An Environmental Role - Due to the site's distance from local services and facilities and the difficulty of having to negotiate the A17 future occupiers would be likely to have a high dependence on the use of motor vehicles which, no matter the distance of travel involved, would be contrary to one of the core planning principles of the Framework to make the fullest use of public transport. Moreover, the reliance on the motor car would increase carbon emissions, contrary to the requirements of the environmental role of planning.
- 7.12 The site is essentially a gap between existing frontage development along the north-western side of St James Road. The proposal doesn't technically meet the definition of infill within the South Holland Local Plan; namely, "an area which can accommodate one or two dwellings in an otherwise continuously built-up frontage". Nevertheless, it is considered that the site could be developed without materially harming the character/appearance of the rural locality. This is subject to retention of the existing frontage trees and hedging, as far as possible.
- 7.13 Residential Amenity
- 7.14 It is considered that the site could be satisfactorily developed without materially harming the amenity of nearby residents in terms of overlooking, lack of privacy, overshadowing, overbearing effect, noise and disturbance, etc.
- 7.15 Commercial premises are situated to the south-west. Given this fact, 1.8 metre high closeboarded fencing is recommended along the western boundary to protect the amenity of future occupiers if permission was forthcoming. The property on plot 1 should have no noise sensitive windows on its south-western elevation.
- 7.16 Highway Issues
- 7.17 The County Highways Authority objected to the previous application for 4 no. market housing on highway safety grounds, but has not objected in this case.
- 7.18 Other Matters
- 7.19 Flood Risk - The site lies within Flood Zone 3 defined by the Environment Agency Flood Map. The latter have been created as a tool to raise awareness of flood risk with the public and partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences. Also, large parts of the South Holland District lie within Flood Zone 3. It is therefore necessary to use the refined flood risk information (Hazard and Depth maps) within the South East Lincolnshire Strategic Flood Risk Assessment (2017) as a basis to apply the sequential test.
- 7.20 In this respect, the site is within an area designated as "Danger for Some". There are alternative sites appropriate for the proposed development that are reasonably available, more sustainable and which are located in areas with a lower risk of flooding. The proposal therefore fails to satisfy the sequential test.
- 7.21 Drainage - The applicant is proposing soakaways for surface water disposal. The South Holland Internal Drainage Board has requested that percolation tests be carried out to define if a soakaway system is suitable. If the results prove that the ground is insufficient for a soakaway, then the applicant will need to confirm an alternative method for the proposed development. Both foul and surface water drainage could be addressed by means of a condition if permission was forthcoming.
- 7.22 Contamination - Environmental Protection has requested that a note be applied to any planning permission relating to unexpected contamination.
- 7.23 **Additional Considerations**

## 7.24 Public Sector Equality Duty

7.25 In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

7.26 The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

7.27 The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

7.28 It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

## 7.29 Human Rights

7.30 In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

7.31 It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

## 7.32 Conclusion

7.33 Although the proposal is deliverable and would help to provide the supply of affordable housing required to meet the needs of present and future generations this factor is outweighed by the harm that the proposal would cause in terms of other social and environmental factors. The site is poorly related to the existing settlement of Long Sutton, being on the opposite side of the A17, and is some distance from existing services and facilities. Future occupiers would have to negotiate St James Road, which has no footway and is poorly lit, and also the heavily trafficked A17 to access local services on foot or by cycle. As a consequence, future occupiers would be likely to have a high dependence on the use of motor vehicles, which would increase carbon emissions, contrary to the requirements of the environmental role of planning.

7.34 The site is not therefore considered to be a suitable site for affordable housing with particular regards to the principles of sustainable development. It is contrary to Policies 1 and 19 of the South Holland Local Plan and Paragraphs 7, 8 and 11 of the National Planning Policy Framework, 2019.

## 8.0 **RECOMMENDATIONS**

## 8.1 Refuse Permission

## 9.0 REASONS FOR REFUSAL

1. Although the proposal is deliverable and would help to provide the supply of affordable housing required to meet the needs of present and future generations this factor is outweighed by the harm that the proposal would cause in terms of other social and environmental factors. The site is poorly related to the existing settlement of Long Sutton, being on the opposite side of the A17, and is some distance from existing services and facilities. Future occupiers would have to negotiate St James Road, which has no footway and is poorly lit, and also the heavily trafficked A17 to access local services on foot or by cycle. As a consequence, future occupiers would be likely to have a high dependence on the use of motor vehicles, which would increase carbon emissions, contrary to the requirements of the environmental role of planning.

The site is not therefore considered to be a suitable site for affordable housing with particular regards to the principles of sustainable development. It is contrary to Policies 1 and 19 of the South Holland Local Plan and Paragraphs 7, 8 and 11 of the National Planning Policy Framework, 2019.

2. The site is located within an area identified as "Danger for Some" within the South Holland Strategic Flood Risk Assessment (2017), which is used as a basis to apply the sequential test in terms of flood risk. There are alternative sites appropriate for the proposed development that are reasonably available, more sustainable and which are located in areas with a lower risk of flooding. The proposal therefore conflicts with advice within paragraphs 155 to 161 of the National Planning Policy Framework, 2019.

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Background papers:- Planning Application Working File

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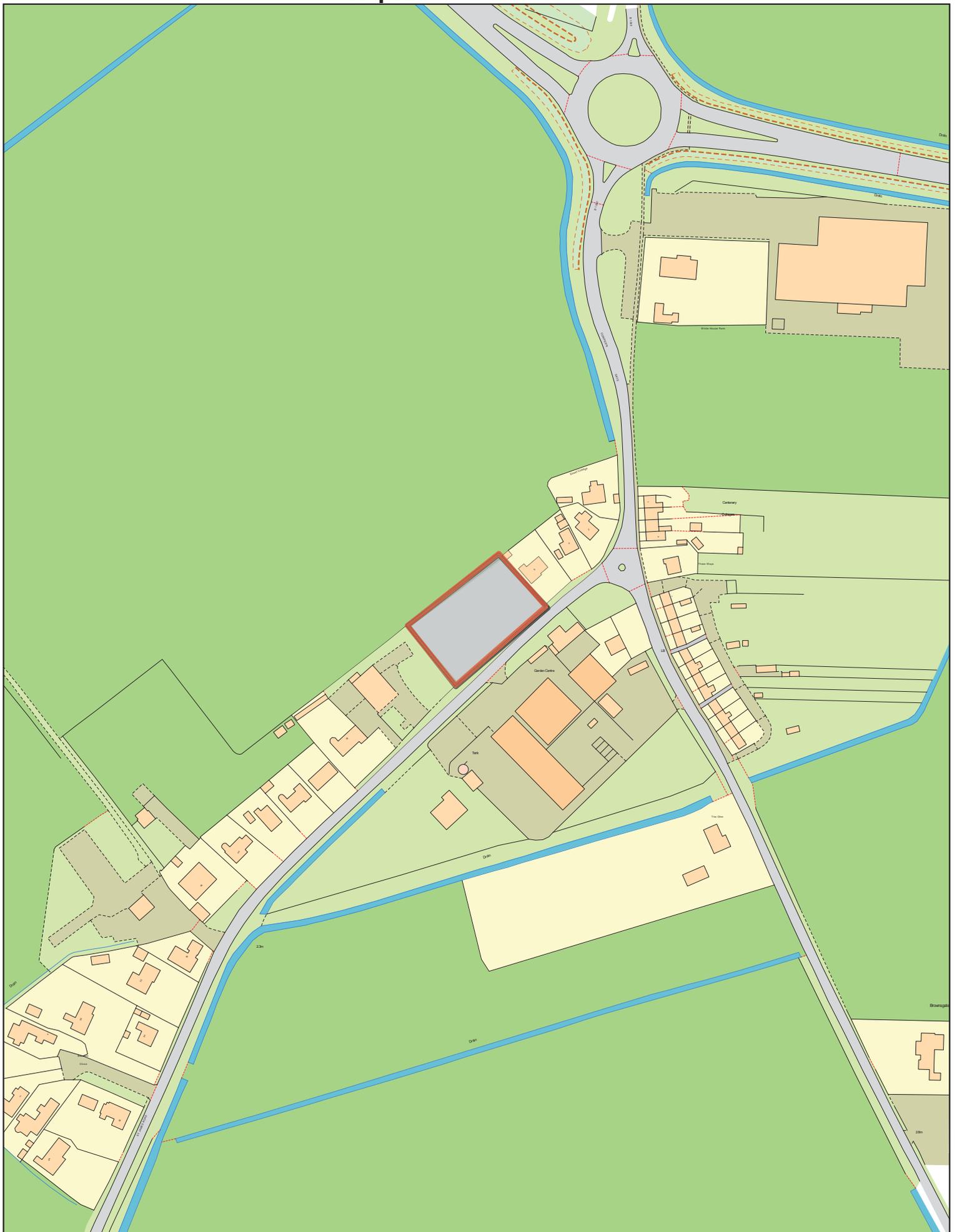
### Lead Contact Officer

Name and Post: Richard Fidler , Development Manager  
Telephone Number: 01775 764428  
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### Appendices attached to this report:

Appendix A Plan A  
Appendix B Report 16-01-2019

# MapThat Scale Print Title





The South Holland Local Plan 2006 was formally adopted on 18 July 2006. Following a direction from the Government Office for the East Midlands under paragraph 1(3) of Schedule 18 to the Planning and Compulsory Purchase Act 2004, as of 18 July 2009 only certain Local Plan policies have been extended and continue to form part of the development plan. In the context of those saved policies referred to below, it is considered that the Local Plan was adopted in general accordance with the Planning and Compulsory Purchase Act 2004 (albeit under the transitional arrangements). Those policies referred to below are considered to accord with the thrust of guidance set out in the National Planning Policy Framework, and in the context of paragraph 215 of the NPPF should therefore continue to be given substantial weight in the decision making process.

Policy SG1 - General Sustainable Development  
Policy SG2 - Distribution of Development  
Policy SG3 - Settlement Hierarchy  
Policy SG4 - Development in the Countryside  
Policy SG12 - Sewerage and Development  
Policy SG13 - Pollution and Contamination  
Policy SG14 - Design and Layout of New Development  
Policy SG15 - New Development; Facilities for Road Users, Pedestrians and Cyclists  
Policy SG16 - Parking Standards in New Development  
Policy SG17 - Protection of Residential Amenity  
Policy SG18 - Landscaping of New Development  
Policy HS7 -- New Housing in the Open Countryside including Other Rural Settlements  
Policy HS 9 - Rural Exceptions

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

### National Guidance

National Planning Policy Framework (NPPF), 2018

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

Planning Practice Guidance (PPG), 2014

## **5.0 RELEVANT PLANNING HISTORY**

- 5.1 H11-1100-15 - Outline - Residential development (4 dwellings), St James Road, Long Sutton - Refused - 20 January 2016 on sustainability and highway safety grounds.

### Neighbouring Site to the West

H11-0313-07 - Full - Change of use to carpentry business - Granted.

Condition 2 - Use restricted to Class B2 (General Industrial)

Condition 3 - No manufacturing activity and loading/unloading shall be carried outside 7.30am and 5pm on Mondays to Fridays (inclusive) and 7.30am to 12 noon on Saturdays

Condition 4 - Noise from any fixed plant on or within the building shall exceed a level equivalent to 35db LA eq (15 minutes) when measured at a height of 1.5 metres at any residential facade unassociated with the site.

Condition 7 - Dust prevention measures.

## **6.0 REPRESENTATIONS**

- 6.1 Long Sutton Parish Council

No response.

- 6.2 LCC Highways/SUDS

No objections.

6.3 South Holland Internal Drainage Board

Surface water comments.

6.4 Environment Agency

No objections subject to finished floor levels being 300mm above St James Road carriageway.

6.5 Housing Strategy

We received a query back in 2016 about this site and whether it would be suitable for affordable housing. The response at the time was that it was too far from all of the local amenities and do not see that this position has changed. Hopefully we can move away from this notion that if it's not suitable for market housing due to an unsustainable location then affordable will be ok. If anything affordable housing needs to be in even more sustainable locations than the market.

6.6 SHDC Environmental Protection

Request contaminated land note.

6.7 LCC Archaeology

No archaeological impact.

6.8 Public

No comments received.

**7.0 MATERIAL CONSIDERATIONS**

7.1 The main issues in this case are:

- Whether the site is a suitable location for affordable housing;
- The likely impact upon the amenity of nearby residents;
- Highway safety;
- Other material considerations such as flood risk, drainage and contamination.

7.2 Housing Policy/Sustainability

7.3 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.

7.4 The site is located outside Sutton St James Development Boundary as defined in the South Holland Local Plan, 2006. Policy HS7 indicates that new residential development is normally only allowed in such locations if it is proven essential to meet the needs of rural workers, or the proposal is for small scale rural exception affordable housing that complies with Local Plan Policy HS9. Neither is applicable in this case.

7.5 Policy HS9 of the South Holland Local Plan relates to exception rural housing. It states that on rural sites not identified in the Local Plan, affordable housing to meet local needs may be exceptionally permitted. Proposed "exceptions site" development must:

- 1) Meet an identified local need and be of an acceptable size;
- 2) Be subject to an agreement which ensures that it remains as affordable housing for local people and for second subsequent owner/occupiers, and;
- 3) Be in scale and character with the settlement in which it is to be located.

The Policy also stresses that the sustainability of proposals should be critically assessed with reference to our settlement services and facilities survey and spatial strategy.

7.6 Paragraph 77 of the Framework stresses that in rural areas, local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing

to meet identified local needs. Paragraph 78 indicates that sustainable rural housing should be promoted.

- 7.7 Having regard to the above policies and advice within the Framework there is a presumption in favour of sustainable affordable housing development, 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.
- 7.8 An Economic Role - The proposal would contribute towards housing supply and future occupants may work locally, support local services and make a contribution to the local economy. There would also be employment opportunities associated with the construction, albeit in the short term.
- 7.9 A Social Role - The proposal would make a contribution to the supply of affordable housing required to meet the needs of present and future generations. However, the site is well removed from the centre of Long Sutton and is located on the opposite side of the A17. It is not located on a main public transport route. It fronts a section of St James Road where there are no footways and street lighting is poor. There is no continuous footway link into Long Sutton. Consequently, occupiers of the proposed dwellings would have to walk along St James Road and cross the busy A17 to access the services and facilities within the town. In that sense, it is considered that the location is not sustainable in the context of national and local guidance.
- 7.10 An Environmental Role - Due to the site's distance from local services and facilities and the difficulty of having to negotiate the A17 future occupiers would be likely to have a high dependence on the use of motor vehicles which, no matter the distance of travel involved, would be contrary to one of the core planning principles of the Framework to make the fullest use of public transport. Moreover, the reliance on the motor car would increase carbon emissions, contrary to the requirements of the environmental role of planning.
- 7.11 The site is essentially a gap between existing frontage development along the north-western side of St James Road. The proposal does not technically meet the definition of infill within the South Holland Local Plan; namely, "an area which can accommodate one or two dwellings in an otherwise continuously built-up frontage". Nevertheless, it is considered that the site could be developed without materially harming the character/appearance of the rural locality. This is subject to retention of the existing frontage trees and hedging, as far as possible.
- 7.12 Residential Amenity
- 7.13 It is considered that the site could be satisfactorily developed without materially harming the amenity of nearby residents in terms of overlooking, lack of privacy, overshadowing, overbearing effect, noise and disturbance, etc.
- 7.14 Commercial premises are situated to the south-west. Given this fact, 1.8 metre high closeboarded fencing is recommended along the western boundary to protect the amenity of future occupiers if permission is forthcoming. The property on Plot 1 should have no noise sensitive windows on its south-western elevation.
- 7.15 Highway Issues
- The County Highways Authority has raised no objections to this application on highway safety grounds.
- 7.16 Other Matters
- 7.17 Flood Risk - The site lies within Flood Zone 3 defined by the Environment Agency Flood Maps. The latter have been created as a tool to raise awareness of flood risk with the public and partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences. Also, large parts of the South Holland District lie within Flood Zone 3. It is, therefore, necessary to use the refined flood risk information (Hazard and Depth maps) within the South East Lincolnshire Strategic Flood Risk

Assessment (2017) as a basis to apply the sequential test.

- 7.18 In this respect, the site is within an area designated as "Danger for Some". There are alternative sites appropriate for the proposed development that are reasonably available, more sustainable and which are located in areas with a lower risk of flooding.
- 7.19 Drainage - The applicant is proposing soakaways for surface water disposal. The South Holland Internal Drainage Board has requested that percolation tests be carried out to define if a soakaway system is suitable. If the results prove that the ground is insufficient for a soakaway, then the applicant will need to confirm an alternative method for the proposed development. Both foul and surface water drainage could be addressed by means of a condition if permission was forthcoming.
- 7.20 Contamination - Environmental Protection has requested that a note be applied to any planning permission relating to unexpected contamination.
- 7.21 Conclusion
- 7.22 Although the proposal is deliverable and would help to provide the supply of affordable housing required to meet the needs of present and future generations this factor is outweighed by the harm that the proposal would cause in terms of other social and environmental factors. The site is poorly related to the existing settlement of Long Sutton, being on the opposite side of the A17, and is some distance from existing services and facilities. Future occupiers would have to negotiate St James Road, which has no footway and is poorly lit, and also the heavily trafficked A17 to access local services on foot or by cycle. As a consequence, future occupiers would be likely to have a high dependence on the use of motor vehicles, which would increase carbon emissions, contrary to the requirements of the environmental role of planning.
- 7.23 The site is not, therefore, considered to be a suitable site for affordable housing with particular regards to the principles of sustainable development.
- 7.24 Moreover, the site is within an area designated as "Danger for Some" in flood risk terms. There are alternative sites appropriate for the proposed development that are reasonably available, more sustainable and which are located in areas with a lower risk of flooding.

## 8.0 RECOMMENDATIONS

### 8.1 Refuse Permission

## 9.0 REASONS FOR REFUSAL

1. Although the proposal is deliverable and would help to provide the supply of affordable housing required to meet the needs of present and future generations this factor is outweighed by the harm that the proposal would cause in terms of other social and environmental factors. The site is poorly related to the existing settlement of Long Sutton, being on the opposite side of the A17, and is some distance from existing services and facilities. Future occupiers would have to negotiate St James Road, which has no footway and is poorly lit, and also the heavily trafficked A17 to access local services on foot or by cycle. As a consequence, future occupiers would be likely to have a high dependence on the use of motor vehicles, which would increase carbon emissions, contrary to the requirements of the environmental role of planning.

The site is not therefore considered to be a suitable site for affordable housing with particular regards to the principles of sustainable development. It is contrary to Policies SG1 and SG2 of the South Holland Local Plan and Paragraphs 7, 8 and 11 of the National Planning Policy Framework, 2018.

2. The site is located within an area identified as "Danger for Some" within the South Holland Strategic Flood Risk Assessment (2017), which is used as a basis to apply the sequential test in terms of flood risk. There are alternative sites appropriate for the proposed development that are reasonably available, more sustainable and which are located in areas with a lower risk of flooding. The proposal therefore conflicts with advice within paragraphs 155 to 161 of the National Planning Policy Framework, 2018.

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Background papers:- Planning Application Working File

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**Lead Contact Officer**

Name and Post: Richard Fidler , Development Manager  
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Email: rfidler@sholland.gov.uk