



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Planning Committee

28 October 2020



Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 28 October 2020 that was received after the Agenda was published.

S19/2111

Proposal: Erection of 110 affordable dwellings and outline for 3 self-build plots including vehicular and pedestrian accesses, infrastructure, open space, footpath links, landscaping, green infrastructure and surface water management

Site Address: Land Off Beaufort Drive, Bourne

Summary of Information Received:

Further information from applicant

The applicant has confirmed that further amended plans with amendments to house types were submitted in September. These plans have been uploaded and are now available to view on the Council's website.

Question from applicant

The applicant has questioned the planning balance in the officer report, posing the following question:

"Has the planning balance has been correctly applied by officers given the current housing crisis and the position being taken by Inspectors? The delivery of 100% affordable housing (with or without 3x self build plots for which you have 130 people on waiting list) should outweigh any minor conflict with the development plan – See appeal decision attached from October 7th 2020 on an identical edge of settlement site. The committee report does not set out that affordable housing delivery is a significant benefit as well as meeting need."

LCC Highways/SuDS

Following further liaison with LCC Highways/SuDS, a final response has been received – no objections subject to conditions

Officer Comments:

The amended housetypes are noted, and are an improvement on those originally submitted and would not be inappropriate in an edge of town context such as this site, if it were deemed to be acceptable in all other respects. Equally the final response from LCC Highway/SuDS is noted. However this does not change the fundamental policy conflicts set out in the reasons for refusal.

Officers have considered the appeal decision and have concluded that there are some quite significant differences in the circumstances and that it is not directly comparable to the Beaufort Drive application. In the appeal case, the proposal was not deemed to have any adverse impact on the character and appearance of the area and there was no equivalent of policy SP4 requiring a demonstration of community support. Making reference to the “housing crisis” the applicant appears to be suggesting that the overall need for housing trumps all other considerations.

Whilst in this case there is an identified need for affordable housing it does not automatically follow that **any** proposal that satisfies that need is acceptable, particularly if it conflicts with other policies or has other harmful impacts. The recently adopted and up to date Local Plan recognises the need for affordable housing. Policy SP4 already allows for affordable housing exception sites where such a need has been identified, subject to compliance with the relevant criteria of the policy. There does not appear to be any reason why an alternative scheme which did comply with those criteria could not be achieved either on this site or elsewhere, in or adjacent to Bourne. However, the current proposal does not comply with those criteria, for the reasons set out in the main report. In respect of self build plots, again Local Plan policies SP1, SP2, SP3 and SP4 provides for sites within and on the edge of settlements subject to compliance with relevant criteria. In addition Local Plan policy H3 requires large strategic sites (of which there are a number allocated in the district) to provide a percentage of self or custom build plots. The need for self build plots is capable of being provided for through the spatial/location policies of the local plan and is not so great or pressing to outweigh the fundamental conflicts with policy.

Changes to Recommendation: None