

AGENDA ITEM NO.9/2(b)

Parish:	Stow Bardolph	
Proposal:	SELF BUILD: Proposed Self Build Dwelling House	
Location:	Land S of 201 The Drove Barroway Drove Norfolk PE38 0AL	
Applicant:	Mr. & Mrs. Garner	
Case No:	26/01089/F (Full Application)	
Case Officer:	Clare Harpham	Date for Determination: 24 August 2026 Extension of Time Expiry Date: 15 September 2026

Reason for Referral to Planning Committee –The application has been called into Planning Committee by Councillor Spikings. The Parish Council support the application which is contrary to the officer recommendation.

Neighbourhood Plan: No

Case Summary

The application is for full planning permission for one self-build two storey dwelling with a detached four-bay garage with storage above, on land to the south-east of The Drove in Barroway Drove. The site lies approximately 0.5km outside the development boundary of Barroway Drove as defined within the Local Plan and is therefore classed as 'countryside'.

The site consists of a 0.21 hectare parcel of agricultural land which is bounded by drainage ditches with two agricultural fields either side. The north-western boundary fronts onto The Drove with some single storey dwellings to the north (almost opposite) and residential development further south-west and north-east beyond the adjacent agricultural land.

In terms of constraints the site lies within Flood Zone 3a plus a reservoir flooding and tidal hazard mapping zone where the site could flood to between 1.0m and 2.0m. The site is also on Grade 1 agricultural land.

Key Issues

Principle of Development
Design, Form and Character
Neighbour Amenities
Highways Issues
Flood Risk Issues
Ecology Issues
Other material considerations

Recommendation

REFUSE

THE APPLICATION

The application site lies on the south-eastern side of The Drove and is currently open agricultural land which is open to its boundaries to the agricultural land either side, only separated from these fields by drainage ditches.

The locality is characterised by sporadic dwellings, with some single storey dwellings to the north-west on the opposite side of The Drove, and some dwellings to the north-east and south-west, beyond the fields either side of the application site. The site would not be considered a small gap in an otherwise built-up frontage but is open agricultural land.

This application seeks full planning permission for a two-storey self-build dwelling with a large detached 4x bay garage with first floor storage located to the front of the dwelling. The application site is large measuring 0.21 hectares, being approx. 50m in width and approx. 43m in depth.

APPLICANT/AGENT SUPPORTING CASE

This application is for a Custom Self-Build Dwelling House, with the council having a shortfall in provision of sites available for Custom & Self-Build housing, and therefore significant weight should be given in terms of planning determination.

The local Parish Council supports the application, noting the applicants occupation, both as local farmer and farrier, and the proposed dwelling will provide a home for this local family within the area of the farmland upon which our client farms, the site is also central to his farrier business (of which he serves a number of customers within Barroway Drove), the self-build will enable the applicant to maintain viable continuation of their local agricultural business to avoid excessive commuting - approval should be granted, giving opportunity for local family within the rural community to assist/maintain local business - an approval provides both economic and social benefit.

The Parish also considers the proposal to respect the local landscape character and feels the application does not impact upon the open countryside or neighbour amenity. Being located upon land adjacent the existing settlement the site offers the opportunity to provide a custom & self-build property.

Our client/the applicant has been looking for properties within the area to suit their needs (due to their impending eviction from their current home for the past 13 years, this due to the property being put in a family trust) and there is nothing in the local vicinity that would be within their price range/would accommodate their needs/location requirements.

The proposed dwelling would be adjacent existing dwellings, these are of mixed size / height / appearance / style, with village / local services / facilities and with Downham Market nearby.

Consideration has been given for the siting / design, with the proposed building located adjacent to the existing property to the East, infill/rounding off, and the buildings have been set away from being opposite the bungalow to the North, ensuring the existing properties adjacent / opposite will not be overshadowed. The front windows at first floor would be for an ensuite (with obscured glass), and the other window would look down White City Road and would be a child's bedroom.

For clarity, the land edged in blue, to the South of the application site (please refer to the planning application site plan drawing for clarification of this), is part of the land in a SFI (Sustainable Farming Initiative) scheme, AHL2 (wild bird food) to help the wild life. Once the scheme ends it will be put back into food production (wheat/barley, potatoes or sugar beet), the site area is akin to others along The Drove.

The approval of this genuine Custom & Self-Build application for a local family, with livelihood & businesses in the area we hope will be supported and recommended for approval.

PLANNING HISTORY

26/00578/F: Application Withdrawn: 20/05/26 - Self-Build - Proposed Self Build Dwelling House - Land SW of 201 The Drove Barroway Drove

RESPONSE TO CONSULTATION

Parish Council: SUPPORT

The applicant is a long-standing local farmer. This development provides essential living accommodation directly supporting the agricultural business. It ensures the long-term viability of the farm management.

The Parish Council believes that supporting self-build opportunities for local families directly aligns with policies aimed at keeping rural communities alive, economically viable, and socially balanced.

The proposal represents a sensitive self-build design. It respects the local landscape character and does not negatively impact the open countryside or neighbouring amenities.

Highways Authority: NO OBJECTION

The LHA acknowledge that ultimately accesses for the proposal would be safe and parking and turning for vehicles would accord with the adopted parking guidance for Norfolk.

The proposed development site is however remote from schooling; town centre shopping; health provision and has restricted employment opportunities with limited scope for improving access by foot and public transport. The distance from service centre provision precludes any realistic opportunity of encouraging a modal shift away from the private car towards public transport.

It is the view of the Highway Authority that the proposed development is likely to conflict with the aims of transport sustainable development, and you may wish to consider this point within your overall assessment of the site. Conditions are recommended should the proposal be approved regarding access, visibility splays, gradient of access, gates and the proposed parking and turning area.

Environment Agency: NO OBJECTION

Strongly recommend the mitigation measures within the FRA are conditioned.

The key points to note from the submitted FRA, referenced 'Flood Risk Assessment about the flood risk affecting this site are as follows:

- Our tidal hazard mapping shows that the site would be at risk in the event of a breach of the tidal River Great Ouse defences.
- Breach flood depths to the site are 1 m - 2 m (and approximately 1.1 m - 1.5 m), with a maximum flood velocity of 0-0.3 m/s, resulting in a maximum hazard rating of 'danger for most'.
- General ground levels around the proposed site average -1.2 m AOD, with a proposed design flood level of +0.2 m AOD.
- The proposed finished floor level is +0.2 m AOD, with 0.5 m flood resistance and resilience measures above the finished floor level.
- The dwelling is two storeys with no ground floor sleeping proposed.

In accordance with the National Planning Policy Framework (NPPF) paragraph 174, development in flood risk areas should not be permitted if there are reasonably available alternative sites appropriate for the proposed development in areas with a lower risk of flooding. It is for the Local Planning Authority to determine whether or not there are other sites available at lower flood risk and whether the sequential test has been passed.

In accordance with the National Planning Policy Framework (NPPF) paragraphs 178 and 179, the proposed development is appropriate provided that the development meets the requirements of the exception test. Our comments on the proposals relate to the part of the exception test that demonstrates the development is safe. The Local Planning Authority must decide whether or not the proposed development provides wider sustainability benefits to the community that outweigh flood risk.

In respect of this application, flood warning and emergency response is fundamental to managing flood risk. We expect Local Planning Authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to 'Flood risk emergency plans for new development' and undertake appropriate consultation with your Emergency Planners to determine whether the proposals are safe, in accordance with paragraph 181 (footnote 63) of the NPPF and the guiding principles of the Planning Practice Guidance.

Further information given regarding other sources of flooding and advice to the applicant.

This advice was provided by the Environment Agency prior to the publication of the new NPPF 2026 on 17th August and so refers to paragraphs within the NPPF 2025.

Internal Drainage Board: NO OBJECTION

Standard comments relating to the Boards Byelaws.

Environmental Health & Housing - Environmental Quality: NO OBJECTION

The applicant has provided a screening assessment indicating no known contamination. Having reviewed the Council files, the site is seen with a small structure in the north-west of site in historic maps dated 1843-1893 and 1891-1912. This is not seen in mapping after these dates. The surrounding landscape is largely agricultural.

No significant potential sources of contamination are identified in our records, or in the information provided by the applicant.

Emergency Planning: NO OBJECTION

Due to the location of the site in an area at risk of flooding, it is advised that the occupants sign up to the EA flood warning service and prepare a flood evacuation plan.

REPRESENTATIONS

TWO letters of **OBJECTION** covering the following:

- Does not comply with the Local Plan as it is outside the development boundary. Little point in having a development boundary if this is approved way outside of it.
- Reference 6.59 states the Borough Council will support the landowners / developers of allocated sites within the local plan who wish to bring forward their sites for Custom & Self Build purposes. This gives no legal basis for the Council or Parish Council to use to C&SB targets to overrule Policy LP03.
- The site is a standalone field (middle of three) not an infill plot. This will open up the other two fields either side to be built on.
- The main house is set back further from the road than other recent development, encroaching further into agricultural land.
- While main house is set back the proposed garage to the front is overkill and if later converted would overshadow the bungalows opposite.
- Overlooking of bungalows opposite.
- Barroway Drove is a small village with no key services and the proposal would therefore not meet reduced vehicle usage targets.

ONE letter of **SUPPORT** covering the following:

- Family home for a local farmer and farrier.
- Applicant will still farm the land to the rear of the site.
- Good to have a hard-working family in the village.

KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

LP01 - Spatial Strategy and Settlement Hierarchy Policy (Strategic Policy)

LP02 - Residential Development on Windfall Sites (Strategic Policy)

LP06 - Climate Change (Strategic Policy)

LP13 - Transportation (Strategic Policy)

LP14 - Parking Provision in New Development

LP18 - Design & Sustainable Development (Strategic Policy)

LP19 - Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

LP25 - Sites in Areas of Flood Risk (Strategic Policy)

LP27 - Habitats Regulations Assessment (HRA) (Strategic Policy)

26/01089/F

LP31 - Custom and Self-Build Housing (Strategic Policy)

LP36 - Housing Needs of Rural Workers

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

DM3 - Determining development proposals

DM6 - Use of planning conditions and obligations

S3 - Presumption in favour of sustainable development

S5 - Principle of development outside settlements

HO11 - Isolated homes in the countryside

P3 - Living conditions and pollution

DP3 - Key principles for well-designed places

N2 - Improving the natural environment

N6 - Areas of particular importance for biodiversity and geodiversity

CC2 - Mitigation of climate change

CC3 - Adaptation to climate change

TR3 - Locating development in sustainable locations

F4 - Assessing flood risk for decision-making

F6 - Development in areas at risk of flooding from rivers or the sea

NATIONAL GUIDANCE

Planning Practice Guidance (PPG)
National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development
- Design, Form and Character
- Neighbour Amenity
- Highways Issues
- Flood Risk Issues
- Ecology Issues
- Other material considerations

Principle of Development

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The national decision-making policies in the National Planning Policy Framework (NPPF) 2026 are a material consideration in making these decisions and should be read alongside the policies in the development plan (Local Plan 2021-2040). Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the Framework should be given very limited weight. However, other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of the Framework.

Policy LP01 (Spatial Strategy and Settlement Hierarchy) of the Local Plan (2021-2040) seeks to distribute the majority of growth within the most sustainable locations. This approach makes the most of existing services and facilities, providing jobs and housing in the most accessible locations. Policy LP01 seeks to deliver appropriate levels of growth through the settlement hierarchy, with the main sub-regional centre of King's Lynn being in the highest tier (Tier 1) down to the least sustainable settlements which have little to no service provision and are within Tier 6 (Smaller Villages and Hamlets).

Outside of specific land allocations, residential development on windfall sites is determined using Policy LP02. Within this policy some residential development is allowed outside of the settlement boundaries of Tiers 1-4 provided they meet the criteria set out within the policy.

In Tiers 1-4 development outside, but adjacent to, the development boundary must respect or enhance the character of the adjoining settlement and countryside and be readily assimilated into the existing fabric of the adjoining built up area; be supported by existing and future service and infrastructure provision...; and would maintain the physical separation between existing settlements and protect their identity.

Section 4 of the NPPF 2026 aims to meet development needs through sustainable patterns of development, including by maximising potential for growth on suitable land within settlements, enabling development which will support the rural economy, communities and infrastructure provision, and limiting development away from settlements to help safeguard the intrinsic character and beauty of the countryside. Policy S3 states that decisions should apply a presumption in favour of sustainable development and that Policy S5 should be applied if a site is outside a settlement. Policy S5 (Principle of development outside settlements) of the NPPF 2026 states only certain forms of development should be approved outside settlements. S5(e) allows for limited infilling within groups of houses which as stated above does not apply in this instance, as well as being at some distance from the development boundary (approx. 0.5km).

Barroway Drove is classed as a Smaller Village and Hamlet and is within Tier 6 of the settlement hierarchy. Since the adoption of the Local Plan (2021-2040) Tier 6 settlements now benefit from a settlement boundary to guide development. This application site is approximately 0.45km outside of the development boundary for Barroway Drove and is within the countryside for the purposes of Local Plan Policy LP02. Residential growth in Tier 6 will not normally be supported outside of development boundaries unless specifically allocated through the Local Plan or a Neighbourhood Plan as set out within Local Plan Policy LP02. Barroway Drove does not have a Neighbourhood Plan nor any site allocations and therefore any residential development in Barroway Drove should be sited within the development boundary; and is not supported almost 0.5km from the development boundary.

Notwithstanding the above the application is for a Custom and Self-Build dwelling and therefore this needs to be considered. Policy LP31 of the Local Plan (2021-40) relates to

Custom and Self-Build Housing and states that 'Proposals for self-build and custom housebuilding will be supported where they respect local character and comply with other relevant policies in the plan.' It is evident from the statement above that the proposal does not comply with the policies of the plan which direct development to the most sustainable locations (Policies LP01 and LP02) which is reiterated within the NPPF 2026.

The application is for one Self-Build dwelling, and at the current time the Borough Council lacks an adequate supply of custom and self-build plots. The legal requirement to meet the need with regard to custom and self-build plots is a material consideration of moderate weight which will need to be considered when weighing up the planning balance and may mean that consent is granted where other types of housing would not be acceptable.

At this stage it should be noted that, the proposal does not meet all the other criteria within Policy LP02 which may otherwise make it acceptable as a custom and self-build plot. The proposal would not readily assimilate into the existing built form, being located in the middle of three open fields and would contribute to the consolidation of sporadic development in this location. It is therefore also considered that the proposal would not meet Policies S3 and S5 of the NPPF 2026 as it doesn't constitute sustainable infilling. A third-party objection has been received regarding the approval of this proposal then leading to further 'infill' development in the two fields either side of it, further consolidating the built form in this open rural area.

In addition, the site is located a significant distance from the development boundary (approx. 0.45km) and has no access to public footpaths linking the site with any surrounding villages. Therefore, the location of the site is not considered to offer viable opportunities for sustainable methods of transport such as walking, cycling and public transport and the site is not in a sustainable location.

Within the Parish Council comments and the Agent's Supporting Case the proposal is purported to provide essential living accommodation for a rural worker (farmer / farrier); however, no justification has been provided in accordance with Local Plan Policy LP36 (Housing Needs of Rural Workers). The site is an existing arable field and there are no associated farm buildings or justification as to why there is an essential need for the applicant to be on the application site 24/7. No information has been submitted relating to whether there are any other dwellings in the locality that could serve an essential need and no financial details have been provided to demonstrate that the rural enterprise is sound or capable of sustaining a tied dwelling. The application has not been submitted as a tied 'rural worker' dwelling but as a custom & self-build dwelling. The proposal would be contrary to Local Plan Policy LP36 and as such must be considered as a custom and self-build dwelling, in the countryside approximately 0.5km from the development boundary of a Tier 6 Settlement.

The proposal is contrary to the principles of the NPPF 2026 with regard to sustainable development, in particular Policies S3(1b), S5(1e), CC2(1a, 1b), CC3(1a), and Local Plan Policies LP01, LP02, LP06 and LP36.

Design, Form and Character

Local Plan Policy LP18 states that all new development must demonstrate its ability to respond to the context and character of places by ensuring that scale, density, layout, materials and access will enhance the quality of the environment. This is reiterated within Local Plan Policy LP21 where scale, height, massing, material and layout should respond to the local setting.

Policy D3 of the NPPF 2026 states that development should respond to their context so that they integrate with and enhance their surroundings. This policy goes on to state that well-designed places should reflect the principles of liveability, climate, nature, movement, built form, public space and identity and that development should be refused if, without clear justification, they conflict with these. Policy N2(1b) of the NPPF 2026 states that the quality of agricultural land (including that classified as best and most versatile, and its grade) should be taken into account and if significant development of agricultural land is necessary, poorer quality land should be used where possible.

There is no particular prevailing style in this part of Barroway Drove with a mix of single storey dwellings opposite and to the south-west with two-storey beyond; and two storey dwellings to the north-east beyond an agricultural building with the neighbouring agricultural land.

The size of the application site at 0.21 hectares is excessive and does not make an efficient use of the land, which is Grade 1 Agricultural Land. While the design of the proposed dwelling would be acceptable, given the existing form in the locality, the flood risk in the area necessitates the floor levels being raised substantially (1.0m above the road and up to 1.7m above lowest ground level). This will have the resulting effect of raising the dwelling to a height of approximately 10.5m above existing ground levels (approx. 9.9m above 'made up' ground levels). This is not unusual for newer dwellings within Barroway Drove, in order to compensate for flood risk mitigation, however it is noted that there is no development either side of the proposal to mitigate the visual impact of the proposal upon the surrounding open landscape. Thus, making the proposed dwelling more visually prominent, including the proposed rear balcony and the size of the garden with the associated domestic paraphernalia.

The proposal also includes a large four-bay garage to the front of the dwelling, with first floor store (10m x 6.15m and 5.65m in height). While there are examples along The Drove of garaging / storage to the front of dwellings, the size of this proposed building would contribute to the scale of the proposed development, within a very open rural landscape.

Therefore, the scale of the proposal in combination with the location in an area characterised by open fields (Grade 1 agricultural land) would be visually prominent and have a detrimental visual impact upon the character and appearance of the surrounding countryside contrary to Policies S5, DP3 and N2 of the NPPF 2026 and Local Plan Policies LP18 and LP21.

Neighbour Amenity

The application site is in excess of 50m from the dwellings to the north-east and south-west, with the proposed dwelling sited approximately 90m away from these neighbouring dwellings. Therefore, there would be no material impact with regard to overlooking, overshadowing or being overbearing on these neighbours.

There have been objections to the proposal on the grounds that the proposal would overlook and overshadow the bungalows on the opposite side of The Drove. The proposed dwelling would be well in excess of the 21.0m established by case law with regard to material overlooking of no. 201 The Drove. While the proposal and proposed garage are directly south of this neighbour it is considered that the closest distance of approximately 27.0 metres (between the proposed garage and this neighbour) is sufficient that there would be no material overshadowing. While the proposed house is taller than the garage it would be approx. 45m from the neighbour.

Consequently, the proposal would have no material impact on the surrounding dwellings due to the distance between the proposal and these neighbours and would comply with Local Plan Policy LP21.

Highways Issues

The application would require the provision of a new vehicular access into the site and there are no objections to the proposal on highway safety grounds however the LHA note that the proposed development is remote from schooling, town centre shopping, health provision and has restricted employment opportunities with limited scope for improving access by foot and public transport. The distance from service centre provision precludes any realistic opportunity of encouraging a modal shift away from the private car to public transport.

Policy S5 of the NPPF 2024 states that only certain forms of development should be allowed outside of development boundaries and Policy CC2 states that in order to contribute to climate change mitigation and the transition to net zero, development proposals should accord with transport policies TR3 and TR4 so that sustainable patterns of movement are prioritised, with opportunities taken to improve walking, cycling and public transport. This policy also states that good access to facilities should be supported in order to reduce the need to travel.

Policy TR3 of the NPPF 2026 priorities the location of development in sustainable locations and that the location should limit the need to travel, particularly by private car unless the nature of the development would make this impractical.

As stated in the report above, the proposal is nearly 0.5km from the development boundary of Barroway Drove, which is also within Tier 6 of the settlement hierarchy and so the least sustainable settlement. In addition, there are no footpaths linking the site to facilities and services. The proposal is therefore also contrary to Policies S5, CC2 and T3 of the NPPF 2026 as well as Local Plan Policy LP02 and LP06.

Flood Risk Issues

The application site is located within Flood Zone 3, a Tidal Hazard Mapping area where the site could flood to between 1.0 to 2.0 metres should there be a breach in the tidal flood defences and a reservoir breach area. There are no areas within Barroway Drove at a lower risk of flooding and therefore the application passes the Sequential Test.

Notwithstanding the fact the proposal passes the sequential test, Table 2 (Flood Risk Vulnerability Classification) within Annex F of the NPPF 2026 identifies residential development as a 'more vulnerable' form of development and Table 3 (flood risk vulnerability and flood zone compatibility) of the same Annex F states that in flood zone 3 the exception test must be applied to more vulnerable forms of development.

Policy F6 of the NPPF 2026 states that development will only be appropriate where the development meets all of the following criteria:

- i. Provide wider sustainability benefits to the community that outweigh the flood risk;
- ii. Be safe for its anticipated lifetime in accordance with policy F7; and
- iii. Not increase flood risk elsewhere and, where possible, reduce flood risk overall.

Whilst the Environment Agency are satisfied that the site-specific flood risk assessment demonstrates that the development will be safe for its lifetime provided the mitigation measures within the FRA are secured by condition this is not sufficient to pass the exception test. Within their response the EA states that the Breach flood depths at the site are 1m-2m

(approx. 1.1m to 1.5m), with a maximum flood velocity of 0 to 0.3 m/s resulting in the maximum hazard rating of 'danger for most'.

The proposal is not considered to be in a sustainable location, being located within an area which is distant from service provision and therefore the wider sustainability benefits of approving a dwelling in this location do not outweigh the level of flood risk. Consequently, the proposal fails the Exceptions Test as set out within Policy F6 1.b. of the NPPF 2026 and Local Plan Policy LP25.

Ecology Issues

Biodiversity Net Gain: The application is for a Custom and Self-Build dwelling and so at the time the application was submitted it was exempt from Biodiversity Net Gain. While the regulations have now changed and all sites larger than 0.2 hectares would be liable for BNG and the Custom and Self-Build exemption has been retired, this application is subject to the regulations on the date it was submitted.

Protected Species: Given the site conditions it was not considered necessary for the applicant to provide a preliminary ecology assessment.

Norfolk GIRAMS: - The application site falls within a Zone of Influence of one or more of the European designated sites scoped into the Norfolk GIRAMS. It is anticipated that certain types of development in this area are likely to have a significant effect on the sensitive interest features of these European designated sites, through increased recreational pressure. The GIRAMS has been put in place to ensure this additional recreational pressure does not lead to an adverse effect on European designated sites in Norfolk.

It is for the LPA as the competent authority to carry out an appropriate assessment to ensure that appropriate mitigation is provided for the development. It is considered that the shadow HRA is sufficient in this instance and that the Norfolk GIRAMS payment is sufficient mitigation against the likely significant effect of an additional residential development. The full GIRAMS payment has been received and therefore the proposal is considered acceptable and would comply with Local Plan Policy LP27, Policies N2 and N6 and the Habitat Regulations.

Other material considerations

A planning obligations statement has been submitted with this application where the applicant agrees to enter into a Section 106 agreement with the Council relating to the proposed dwelling being occupied as a custom and self-build only. Should Members determine that the application should be approved, a Section 106 Agreement will need to be entered into prior to the decision being issued.

The agent has already agreed to an extension of time to complete the necessary Section 106 agreement should Members resolve to approve the application.

CONCLUSION:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that an application must be determined in accordance with the development plan unless material considerations indicate otherwise. The national decision-making policies within the National Planning Policy Framework 2026 are a material consideration in making these decisions and should be read alongside the policies in the development plan.

The proposed dwelling would be located at significant distance from the development boundary of a Tier 6 Settlement which is the least sustainable settlement within the Local Plan (LP01). While it is a material consideration of modest weight that the proposal is for a Custom and Self-Build, for which the Council lacks a sufficient supply, this is considered in the planning balance and is not an over-riding factor which should automatically allow an application to be approved contrary to Local Plan LP02 and Policy S5 of the NPPF 2026. In addition, the fact that the applicant is a local farmer has no weight in the determination of this application as no information has been submitted with regard to whether the proposal would meet the tests within Local Plan Policy LP36 and Policy HO11 of the NPPF 2026.

The scale and location of the proposal, which is sited within an open agricultural field which is bounded to each side by further open fields, would result in a visually prominent form of development which would represent a domestic encroachment into the countryside and Grade 1 agricultural land to the detriment of the character and appearance of the countryside.

The site is within an area at high risk of flooding and for which the site could flood up to 2.0m should there be a breach of the tidal defences. Indeed, the flood depths and flood velocity at the site has a hazard rating of 'danger for most'. While the submitted FRA does demonstrate that the flood risk mitigation is acceptable it is not considered that there is any public benefit of providing this one custom and self-build dwelling in an area with such high flood risk. As well as the flood risk to the occupants of the dwelling the LPA has to consider the implications of potential flooding on the emergency planning and rescue services.

Overall the proposal is contrary to the development plan and the NPPF 2026. In particular the proposal would be contrary to Policies S3(1b), S5(1e), CC2(1a 1b), TR3, N2(1b), H011(1a) and F6(1b) of the NPPF 2026 and Local Plan Policies LP01, LP02, LP06, LP18, LP21, LP25 and LP36.

When considering the planning balance your officers do not consider that the benefit of providing one custom and self-build dwelling would outweigh the reasons set out above, and that there are no material considerations that would justify overriding a departure from the local development plan. Members are therefore recommended to refuse the application.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 Smaller Villages and Hamlets within Tier 6 of Local Plan Policy LP01 provide very few services that help meet the daily needs of their residents. Residential growth in these areas will not normally be supported outside of development boundaries unless allocated through the Local Plan or a Neighbourhood Plan and as set out within Local Plan Policy LP02. This is reiterated within the NPPF 2026 where the objective of the policies within Section 4 is to meet development needs through sustainable patterns of development and limit development away from settlements to help safeguard the intrinsic character and beauty of the countryside. While Policy S5 of the NPPF 2026 does allow for certain forms of development outside of the development boundary it is limited to specified forms of development.

Sustainability is further reiterated within NPPF 2026 Policies CC2 and T3 relating to the need to site development in locations where there is good access to facilities and opportunities to limit the reliance on private vehicles. This is also reinforced within Local Plan Policy LP06 where new development should be located in areas which reduce the need to travel via less sustainable modes of transport.

The proposed dwelling would be approximately 0.5km from the development boundary of this Tier 6 settlement and while Policy S5.1(e) allows for some limited infilling within groups of houses outside of the development boundary, the application site does not represent the infilling of a small gap within a continuous frontage. In addition, the site is located on Grade 1 agricultural land which is considered remote from service provision and facilities limiting it in terms of accessibility. Therefore, the application is considered to be contrary to the provisions of the NPPF 2026, in particular Policies S3(1b) S5(1e), CC2(1a 1b), T3 and N2(1b) as well as Local Plan Policies LP01, LP02 and LP06.

- 2 The scale and location of the proposal, which is sited within an open agricultural field which is bounded to each side by further open fields, would result in a visually prominent form of development which would represent a domestic encroachment into the countryside and Grade 1 agricultural land to the detriment of the character and appearance of the countryside.

The proposal is therefore contrary to Policies DP3 and N2(1b) of the NPPF 2026 and Local Plan Policies LP18 and LP21.

- 3 The application site falls within Flood Zone 3a and is within a Tidal Breach mapping area where the site could flood to up to 2.0m if there is a breach of the tidal defences. While the proposal passes the Sequential Test the Exception Test is required to be passed.

The proposal is for one custom and self-build dwelling and does not represent development where the sustainability benefits to the community would outweigh the flood risk and therefore the proposal fails the Exception Test. The proposed development is therefore contrary to Policy F6((1b) of the NPPF 2026 and Local Plan Policy LP25.