SOUTH HOLLAND DISTRICT COUNCIL – SUPPLEMENTARY REPORT

Report Author: **Daniel Allen – Principal Planning Officer**

Purpose: **Supplementary Report: Following Planning Committee Resolution to approve - H02-0759-25**

Application Number: H02-0759-25 **Date Received:** **12 August 2025**

Application Type: **FULL**

Description: **Development for 80 dwellings with access, landscape, drainage, open space and associated infrastructure**

Location: **Land East of Normanton Road, Crowland**

Applicant: **Allison Homes Ltd** **Agent: Allison Homes Ltd**

1.0 REASON FOR REPORT

This is a supplementary report, following the Planning Committee resolution dated 29th April 2026, to provide a supporting document following the publication of the revised National Planning Policy Framework, August 2026.

Planning application H02-0759-25 was initially submitted to the Local Planning Authority in August 2025 and was subsequently made valid on 12th August 2025. The application, following thorough assessment by the Local Planning Authority, was subject to a recommendation of approval, subject to conditions, by the Case Officer, which was subsequently presented to South Holland Planning Committee.

The Planning Committee took place on 29th April 2026, and was supplemented by an Officer Committee Report which comprised the following recommendation:

> *"It is recommended that the application be approved, subject to the schedule of conditions outlined within section 9.0 of this report, and subject to the completion of a Section 106 Agreement securing the necessary financial contributions and affordable housing provision set out within the report above".*

The Planning Committee resolved that the application be approved, subject to the recommended conditions and completion of the S.106 Agreement. The recorded outcome is as follows:

> "*H02-0759-25 – Land East of Normanton Road, Crowland – Resolution: To approve (6-5 votes) in line with officer recommendation. Decision notice to be issued once S.106 completed".*

This supplementary report follows the conclusion of the S.106, to provide a supporting document following the publication of the revised National Planning Policy Framework, August 2026. This report seeks to provide a concise conclusion of relevant National Decision-making Policies, contained within the NPPF, and how these relate to the proposal.

In short, it is concluded that the assessment undertaken, conclusions of the officer report, the recommendation reached, and the resolution of the Planning Committee remain consistent with that of the revised National Planning Policy Framework (August 2026). As such, having reviewed the most recent changes to the National Planning Policy Framework, the LPA are satisfied that they do not affect the substance of the main issues, or the outcome thereof, of this application.

2.0 PROPOSAL

The proposal has not been altered in any way since the conclusion drawn by the Planning Committee in April 2026. The proposal can be detailed as per that of the Officer Report for Committee, which was as follows:

This application seeks full planning permission for residential development on land off Normanton Road, Crowland. The proposal seeks permission for the erection of 80 dwellings, with access, landscaping, drainage, open space and associated infrastructure. It should be noted that this is an amended scheme, further to proactive officer and applicant dialog during the application process.

The development proposes two storey dwellings, located along the main access road and two circular highway routes, with a centralised public open space and wildlife corridors to the southern and western boundaries.

Specifically, the scheme proposes 60 open market dwellings (75%), with 20 affordable dwellings (25%) comprising the following affordable housing mix:

- Four 3-bed shared ownership units
- Two 2-bed shared ownership units
- Four 1-bed affordable rent units
- Four 2-bed affordable rent units
- Four 3-bed affordable rent units
- Two 4-bed affordable rent units.

All units meet the required Nationally Described Space Standards.

The application site comprises an area of 3.48ha, with the proposed residential development of 80 dwellings resulting in a gross density of 23 dwellings per hectare (dph).

The proposed scheme provides a single vehicular access point from Normanton Road, to the north-west of the site. This access road, along with the edge lanes throughout the proposal, are to comprise adopted highways, with two private access roads to the south-east and south-west of the site, serving plots 32-35 and plots 49-53.

The proposed layout comprises a centralised area of open space, landscaped by tree planting, and accessed through a pedestrian access route. The centralised open space includes a dedicated Local Equipped Area of Play to the east. The proposed scheme includes pedestrian access from Normanton Road, with a continued footpath along the main highway road terminating at the edge lanes. An attenuation basin is located to the north-east of the site.

Landscaping proposed includes the retention of existing planting, alongside the introduction of new hedging and trees to site boundaries, producing wildlife corridors to both the southern and western boundaries. New tree planting is also proposed throughout the site.

3.0 SITE DESCRIPTION

The application site lies off Normanton Road, in the settlement of Crowland, within its defined settlement boundary. The site comprises an allocated site, as a Housing Allocation (Cro050 - Land to the east of Normanton Road), as detailed within Policy 11 of the South East Lincolnshire Local Plan 2019.

The allocated site comprises an area of 3.48 hectares and has a notional site capacity of 70 dwellings; when considered with at 20 dph. This site comprises one of six allocated sites within Crowland.

The application site is located within Flood Zone 3 of the Environment Agency's Flood Maps and is within the "danger for most/danger for all" classification within the Strategic Flood Risk Assessment, with flood depths expected to reach between 0.5m to 2m.

The site is neighboured by existing residential development to the south and west. To the south lies single storey dwellings (south-west) and two storey dwellings, fronting onto The Gardens and Girdlestone Walk respectively.

Likewise, fairly modern residential plots also lie to the west, comprising two storey dwellings residing along Normanton Road, and predominately two storey dwellings along Jubilee Way; albeit, the south-easternmost plots of Jubilee Way are dormer bungalows. Agricultural land lies to the north of the application site.

To the east and south-east of the site, an ongoing application is under consideration by the Local Planning Authority, for the development of nine dwellings. This site currently comprises vacant, undeveloped land, located outside of the defined settlement boundary of Crowland. Further east lies the garden centre. This comprises a wider site of approximately 3 hectares of land, located on the north-

eastern edge of Crowland. The site has previously been used as a garden centre; however, the site has been vacant in recent years, and has been subject to the grant of alternative uses in recent years.

4.0 RELEVANT PLANNING POLICIES

The Development Plan

The relevant policies contained within the adopted Development Plan remain unaltered. These are as follows:

South East Lincolnshire Local Plan, March 2019

Policy 1 - Spatial Strategy

Policy 2 - Development Management

Policy 3 - Design of New Development

Policy 4 - Approach to Flood Risk

Policy 6 - Developer Contributions

Policy 10 - Meeting Assessed Housing Requirements

Policy 11 - Distribution of New Housing

Policy 17 - Providing a Mix of Housing

Policy 18 - Affordable Housing

Policy 28 - The Natural Environment

Policy 29 - The Historic Environment

Policy 30 - Pollution

Policy 31 - Climate Change and Renewable and Low Carbon Energy

Policy 32 - Community, Health and Well-being

Policy 36 - Vehicle and Cycle Parking

APPENDIX 6 - Parking Standards

APPENDIX 8 - Developer Contributions for Education Facilities

APPENDIX 9 - Developer Contributions for Health Care Facilities

National Planning Policy Framework (NPPF) (December 2024)

The purpose of the report relates to the revised National Planning Policy Framework (August 2026), and how these revisions relate to this development proposal. It is evident, given the changes that have arisen within the National Planning Policy

Framework (August 2026), that the relevant sections contained within, differ to those stated within the previous officer report.

Whilst it is considered that the merits of the proposal remain consistent, and whilst the policies contained within the National Planning Policy Framework (August 2026) remain consistent in so far as the outcome reached would not material differ, the following comprises the sections of the National Planning Policy Framework (August 2026) that are now relevant following its revision:

Section 4: Achieving sustainable development

Section 6: Delivering a sufficient supply of homes

Section 12: Making effective use of land

Section 14: Achieving well-designed places

Section 15: Promoting sustainable transport

Section 16: Promoting healthy communities

Section 18: Managing flood risk and coastal change

Section 19: Conserving and enhancing the natural environment

Section 20: Conserving and enhancing the historic environment

5.0 Assessment of National Planning Policy Framework (August 2026)

It is considered that the proposal accords with the National decision-making policies outlined within the National Planning Policy Framework (August 2026).

With the exception of the principle of development, which will be discussed in greater detail below (although still according), this report does not seek to address each nuance or distinction between the previous (December 2024) and the current (August 2026) National Planning Policy Framework (August 2026).

In this regard, whilst revisions have been made to the corresponding sections, when viewed against the policy context detailed within the officer report to committee, the aims, purpose and objectives, in so far as they relate to this development proposal, remain consistent. As such, the assessment, recommendation and conclusions drawn are not altered, in so far as the development remains wholly acceptable.

Principle of Development and Sustainability

The application site comprises an allocated site. As detailed within the officer report to Committee, the site is an

> *"housing allocation site within the South East Lincolnshire Local Plan (2019), identified as Cro050. This application site is one of six allocated sites within Crowland, the other sites being Cro011 (Land north of Barbers Drove North), Cro036 (18 Low Road), Cro043 (Land east of Crease Drove), Cro044 (Rear of*

11 Barbers Drove North) and Cro046 (Former South View Community Primary School), as outlined within Policy 11.

The allocation referred to, Cro050, is a site of 3.48 hectares and contains a notional site capacity of 70 dwellings. With the proposal seeking full permission for 80 dwellings, the scheme seeks an approximate increase of 14% in comparison. It must be noted that the capacity outlined within any site allocation is not a proscriptive figure. Whilst this number offers an indication of the estimated extent of development, this would typically comprise a starting point for a scheme and does not, and should not, prevent a proposal comprising a number in excess of this, so long as the development complies with the overall requirements of the Local Plan. As such, notwithstanding the proposal comprising a higher number of units than is indicated within the allocation, this does not in itself represent harm nor reasonably warrants the refusal of the planning application.

Whilst being in excess of the indicative site capacity, the uplift in number of properties, in this instance, is not considered to be unacceptable and would equate to a gross density of 23 dwellings per hectare (dph).

In context of this, the principle of development within this location is acceptable and considered to be appropriate, and given its allocation, the principle of this type of development on the application site has therefore already been established and is considered to comprise an appropriate form of development for the location. The proposal is in accordance with the overall principle of the spatial strategy."

Beyond this, and in the context of the 'principle' changes within the NPPF in this regard, Policy S3 and Policy S4 are also supportive.

Policy S3 of the NPPF, titled 'Presumption in favour of sustainable development', details that *"Decisions on development proposals should apply a presumption in favour of sustainable development. This means: a. Policy S4 in this Framework should be applied when considering development proposals within settlements".*

Point c of Policy S3 is clear in that *"In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay".*

Policy S4 of the NPPF states that *"Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework"*.

When considering circumstances whereby the benefits of approving development are likely to be substantially outweighed by adverse effects, the NPPF, under Policy

S4 para 2, details that these *“include (but are not restricted to) situations where the development proposal would:*

a. Have a substantial adverse impact in relation to: i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).

b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or

c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances”.

In this case, the proposal does not comprise any of the situations outlined under paragraph 2 of Policy S4. Furthermore, for the reasons detailed within the initial officer report, which extensively assesses the material considerations of this proposal, the development hereby proposed does not give rise to any other reason for permission to be withheld.

Taking this further, Section 6 of the NPPF relates to ‘Delivering a sufficient supply of homes’. This section sets out that*: “In applying the policies in this Framework, substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community, as identified through needs assessments prepared for the area of the local planning authority and other relevant evidence. This includes, but is not limited to, homes needed for different groups assessed under policy HO1.”*

Policy H08, discussing affordable homes, details that *“Development proposals should meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures relevant to the location, including the minimum proportion of Social Rent”*, of which should be provided on-site unless specific circumstances are met.

Whilst the proposal in this instance does not seek to tackle a specific, or identified need, the proposal evidently contributes towards the Councils housing land supply. The application site comprises an allocated site, as identified within the South East Lincolnshire Local Plan, and offers a suitable, and proportionate development for the site.

Since the publication of the officer report, and since the revolution of Planning Committee to grant permission subject to the conclusion of the S.106, the aforementioned S.106 has been completed. This seeks to provide the financial requests relating to Education and Healthcare, alongside a financial contribution to the Parish Council; each as set out within the officer report. Likewise, the legal agreement requires a 25% provision of affordable housing, which is also to be achieved on site.

As such, the proposal directly accords with the policies contained within Section 4 and Section 6 of the NPPF, in so far as they are relevant to this proposal.

In any event, when considering both the sites housing allocation and assessing the appropriate nature of the development in principle when viewed in isolation in any case, it can be concluded that the principle of residential development, consisting of 80 dwellings, on this site is acceptable and comprises an appropriate form of development.

As such, the proposal is considered to be in accordance with the requirements of Policy 1, Policy 10 and Policy 11 of the South East Lincolnshire Local Plan (2019) when viewed in principle, as previously concluded within the officer report. In addition, the proposal is considered to be acceptable and in accordance with Sections 4 and 6 of the revised National Planning Policy Framework (August 2026).

6.0 - Conclusion

The application lies within the defined settlement boundaries of Crowland, a 'Main Service Centre'. Regardless of such, the site comprises an allocated site, referenced as Cro050 within Policy 11 of the South East Lincolnshire Local Plan.

The development seeks permission for 80 dwellings within this allocated site, with the indicative site capacity stated as being 70 dwellings within Policy 11. Notwithstanding this increase, the proposal is considered to demonstrate that the site can accommodate the proposed quantum of development, with these 'capacities' being indicative. As such, the principle of residential development is therefore acceptable, and the detailed proposal and layout demonstrates the acceptability of the scheme in this regard.

Further to this, the proposal is not considered to give rise to significant or unacceptable adverse impacts that would warrant the refusal of planning permission in this case, when assessing the relevant material considerations that could weigh against the proposal. The proposal has been designed as to provide a positive scheme; with the layout incorporating an acceptable design, including a favourable centralised area of open space. The proposed dwellings are designed as to comprise adequate and acceptable separation distances, which exceed the separation distances typically required through best practice guidance. Furthermore,

the development would deliver positive gains in terms of BNG provision which is afforded positive weight in the planning balance.

In this regard, when considering the benefits of the proposal in that the development seeks to provide an additional 80 dwellings within a site purposefully allocated for residential development, it is considered that the planning balance is in favour of the development, being a suitable, appropriately designed and sustainable development. In this regard the proposal would make a strong contribution to the supply and provision of housing in the District. This would include the provision of affordable housing making a positive contribution to an identified local need.

Taking into consideration the factors raised above, the proposal is considered to be in accordance with Policies 1 2, 3, 4, 6, 10, 11, 17, 18, 28, 30, 32 and 36 of the South East Lincolnshire Local Plan (SELLP), 2019; in addition to the identified sections contained within the National Planning Policy Framework (NPFF) (August 2026). There are no significant factors in this case that would outweigh the benefits of the proposal; therefore, in considering all the matters raised above, as expressed within the planning balance section, the planning balance is in favour of the proposal.

It is viewed that the revisions within the National Planning Policy Framework (NPFF) (August 2026) are such that the proposal remains appropriate and acceptable in all regards, and does not provide any material inconsistencies with the matters previously assessed.

Reviewed by:



Nick Atkinson (Development Manager)

Date: 02 September 2026