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T A C Architects
14 Old Fendyke Road
Weston Hills
Spalding
Lincs
PE12 6DD

TOWN AND COUNTRY PLANNING ACT 1990

OUTLINE

Reference: H08-0518-19 **Date of Decision:** 12th July 2019

Applicant: Mr S Grimston
C/O 14 Old Fendike Road
Weston Hills
Spalding
Lincs
PE12 6DD

Location: Site Adjacent: Silverdene Boston Road Gosberton Spalding Lincs

Description: Residential development (re-submission of H08-0866-18)

South Holland District Council hereby give notice that this application has been REFUSED for the above proposal for the following reason(s):

1 The application site has the benefit of an extant outline planning permission for residential development (ref. H08-0866-18). This was granted on the condition that application for the approval of reserved matters must be made not later than one year beginning with the date of the permission. This was on the basis that the site was outside of the defined settlement limit for Gosberton in the South Holland Local Plan (2006) and was only to be granted because of the absence of a 5-year housing land supply at that time.

Since that previous application was determined, the South East Lincolnshire Local Plan (March 2019) has been adopted. The site remains outside the settlement boundary for Gosberton and is in a location where development would typically be restricted (Policy 1). In terms of housing policy, the Local Plan identifies that there is a requirement for 11,681 new dwellings in South Holland district between 2011 and 2036 (Policy 10). This figure is broken down in Policy 11, which sets out housing numbers for various settlements that are to be met (approximately) by new housing site allocations. The housing numbers in Policy 11 are gross numbers and include any outstanding planning permissions for dwellings, and any homes built since 1st April 2011. The Policy identifies that

approximately 270 new homes are to be provided for in Gosberton in this timeframe. 237 of these are accounted for in the form of housing allocations, whilst there was a total of 35 completions/commitments as at the base date of 31st March 2017. The total identified for Gosberton in the Local Plan has therefore been met. In addition, the Council has the benefit of a published 5-year housing land supply (as at 31st March 2019).

It is therefore not considered that an extension of the timeframe for submission of the reserved matters is justifiable given that permission was only granted in the context of the absence of a 5-year housing land supply and the Government's desire to ensure that proposals for housing development are implemented in a timely manner (Paragraph 77, National Planning Policy Framework, 2019).

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise. However, the issues are so fundamental to the proposal, due to the harm which has been clearly identified within the reason(s) for the refusal, that approval has not been possible.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

The determined plans are:
18/530/PA/002;
Flood Risk Assessment (prepared by S M Hemmings, dated 3rd August 2018); and
Drainage Strategy (prepared by S M Hemmings, dated 2nd January 2018, Rev A).

Phil Norman
Planning and Building Control Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal

The Secretary of State can allow a longer period for giving notice of an appeal but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authroity based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

http://www.planningportal.gov.uk/planning/appeals/planningappeals

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.