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Chris Walford
Peter Humphrey Associates Ltd

8th February 2016

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference:	**PE-00089-16**	**Case Officer:**	**Phil Norman**
Location:	**Land North: Teaville Lutton Gowts Lutton**		
Proposal:	**Proposed residential development**		

Thank you for your enquiry. Residential development in this location would, in principle, be contrary to adopted planning policy as outlined in the South Holland Local Plan 2006. This is because the site is located outside Long Sutton's development boundary meaning that it is classed as being located in the open countryside in planning policy terms. As such, the provisions of Policy HS7 of the South Holland Local Plan 2006 would apply. Policy HS7 relates to New Housing in the Open Countryside and 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.

The site itself was submitted for consideration for residential development in 2013 when a 'Call for Sites' was undertaken and has been included within the Strategic Housing Land Availability Assessment for South East Lincolnshire, that will inform the emerging replacement Local Plan. However, after being assessed, the site (coded in the assessment as Lut010) was rejected and so has not been included as a housing site option in the draft South East Lincolnshire Local Plan. The reasons for it being deemed unsuitable can be viewed on the South East Lincolnshire Local Plan website via the following link: http://bit.ly/1S4JQ5f.

That being said, Paragraph 49 of the National Planning Policy Framework 2012 indicates that housing applications should be considered in the context of the presumption in favour of sustainable development if a local planning authority cannot demonstrate a five year supply of housing land - the Council has three years supply as of 31/12/15. Consequently, if an application were to be forthcoming the onus would be on the applicant to demonstrate that residential development in this location would be sustainable.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully



Phil Norman, Principal Planning Officer
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