FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Application no: H23/0021/02

Applicant: South Holland District Council
Priory Road
Spalding
Lincs
PE11 2XE

Agent: Property Services
South Holland District Council
Priory Road
Spalding
Lincs PE11 2XE

Description: Construction of new affordable homes

Location: Adj. 12 High Road
Whaplode

Type: OUTLINE

Date received: 08 JAN 2002

13 FEB 2002

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Customer Services

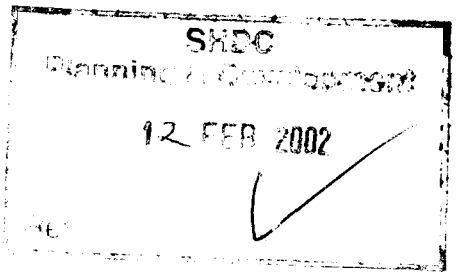
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

MEMORANDUM

To: HEAD OF PLANNING AND DEVELOPMENT
FOR THE ATTENTION OF MR L SMITH

From: PROPERTY SERVICES



Subject: PLANNING APPLICATION H23/0021/02

Date: 12 FEBRUARY 2002

Thank you for your memo, dated 11 February 2002, regarding the Outline Planning Application for land adjacent to No. 12 High Road, Whaplode (H23/0021/02).

I note your advice that planning permission is unlikely to be granted and, therefore, request that the application be withdrawn.

R.J. Scorthorne

Richard Scorthorne
Building Surveyor

MEMORANDUM

TO:	Head of Property Services
ATTN:	Richard Scorthorne, Building Surveyor
FROM:	Lewis Smith, Senior Planning Officer
OUR REF:	H23/0021/02
DATE:	4 February 2002
SUBJECT:	Erection of affordable housing on Council-owned land, 12 High Road, Whaplode

I refer to the above outline planning proposal in respect of a right to buy application.

Clearly with the current housing policy which is being advocated in the First Deposit Draft of the Local Plan general housing on the site is unlikely to be looked upon favourably. In trying to establish 'best value' from the land the application for affordable dwellings has been submitted as being the only likely way of obtaining a permission on the land.

In assessing applications either entirely for affordable housing or which have an element of affordable regard has to be had to the guidance set out in Circular 06/98 Planning and Affordable Housing and Planning Policy Guidance Note 3 (Housing).

The key issue in the provision of affordable housing, in addition to the rigorous assessment of need, is to ensure that the housing is deliverable at the time when the need is identified.

Affordable housing needs to be the correct sort of accommodation in the correct location. Outline applications with no real prospect of seeing the light of day simply to establish land value are not something which the Local Authority should be promoting. Whilst I appreciate your position is quite correct in seeking to achieve the best possible return for the Council on land sales, such applications should not be pursued.

I would therefore be grateful if you could confirm in writing that you wish to withdraw the current application at Whaplode (Reference H23/0021/02).

Lewis Smith
Senior Planning Officer