SOUTH HOLLAND DISTRICT COUNCIL

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Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H23-0258-15 **Received:** 18th March 2015 **Type:** FULL

Name: Mr & Mrs D Ling
91 Broadgate
Whaplode Drove
Spalding
Lincs
PE12 0TN

Agent: Mr & Mrs D Ling
91 Broadgate
Whaplode Drove
Spalding
Lincs
PE12 0TN

Description: Erection of a new dwelling

Location : 91 Broadgate Whaplode Drove
Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 The policies of the South Holland Local Plan 2006 are set within the context of the Core Strategy of the Plan, which identifies the need for a more sustainable approach to new development and establishes a hierarchy of settlements to control the distribution of new housing in the district. Saved Policies SG2, SG3, HS4, HS6 and HS7 of the Local Plan establish a settlement hierarchy within the district and set out a sustainable sequential approach to the location of new development as it applies to proposals for residential development.

The above approach is based on a policy of restraint when it comes to new residential development outside Spalding and the Area Centres, whilst still providing for limited housebuilding within the Group Centres to meet local needs and to support the maintenance of existing services and facilities. Policy HS7 states that new housing development in the countryside (including "Other Rural Settlements" such as Whaplode Drove) will only be permitted where it is to meet the needs of agricultural or other rural workers or is small scale, rural exception housing that complies with Policy HS9. These policies are entirely consistent with guidance set out in the National Planning Policy Framework (NPPF) 2012, which states at paragraph 10 that 'plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas', at paragraph 10 that planning should 'take account of the different roles and character of different areas', at paragraph 54 that 'local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs'. The hierarchical and

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sequential approach to the location and scale of new residential development in South Holland set out in the Saved Policies referred to above is the detailed expression of what constitutes sustainable residential development at the local level. Nothing in the NPPF contradicts this local approach, and the Saved Policies can therefore continue to be given full weight.

In this case the proposed development would be contrary to the provisions of Saved Local Plan Policies SG2, SG3, HS6 and HS7, in that the site is located outside a defined settlement limit and *is not required to meet the essential needs of an agricultural or other rural worker, and would not* deliver rural exception affordable housing. To grant permission would make it difficult for the Local Planning Authority to resist similar proposals on other sites outside the defined settlement limits of Area and Group Centres, the cumulative effect of which would be to prejudice the strategic objectives of the emerging South East Lincolnshire Local Plan with regards to the sustainable location, allocation and delivery of new housing in the future.

The Local Planning Authority has acted positively and proactively in determining this application. However, the issues are so fundamental to the proposal that an approval is not possible due to the harm which has been clearly identified within the reason for the refusal.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx

Note(s):

The determined plans are:
Dwg. no. PL01A.

Paul Jackson
Planning Manager

12th May 2015 **H23-0258-15**

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.