
SOUTH HOLLAND INTERIM RURAL HOUSING PLANNING STATEMENT

Adopted May 2001

THE AREA TO WHICH THE INTERIM STATEMENT APPLIES

This Statement applies to the whole of the rural area of South Holland, which is defined in relation to the proposals maps for the South Holland District Local Plan as all that area outside of the Development Boundaries of the Towns of Crowland, Holbeach, Long Sutton, Spalding and Sutton Bridge. This will include all the villages listed in Appendix A for which there are Inset Maps within the Local Plan together with all other rural settlements. In addition it will apply to those areas listed in Appendix A which, though defined by development boundaries on the Inset Maps for the towns, are 'specified outlying areas of towns' and in effect detached or separated from the main built-up areas.

BACKGROUND TO THE PREPARATION OF THE STATEMENT

The South Holland District Local Plan was adopted in 1998. It set a framework for the development of the District, which expected a wide distribution of housing throughout all settlements in the district. In order to encourage this, settlement development boundaries were not particularly tight and the allocations proposed in the plan significantly exceeded the anticipated rate of development for the district. This was on the basis of providing a wide choice of locations within which people could live.

However the Local Plan strategy was intended to deliver housing completions in the proportions of 67% in the Towns, 18% in the Main (Larger) Villages and 15% in other settlements. (See para 4.11 of the Local Plan).

By September 1999, whilst the overall rate of completions and completions within Towns were approximately on target, the proportion of development in the Main Villages had not been met and the other areas were receiving an above proportion of the balance of completions. Furthermore an analysis of the then planning permissions and allocations together with the potential for further windfall sites¹ found that the potential supply of housing land now exceeded that which was likely to be required within the Replacement Lincolnshire Structure Plan by over 1400 dwellings².

¹ Windfall in this context includes all sites which have been developed but were not previously allocated and is not limited to the PPG 3 definition of comprising previously developed sites that have unexpectedly become available.

² The Replacement Lincolnshire Structure Plan seeks the development of 9400 houses in South Holland District between 1991 and 2011. Of these some 3100 houses are to be provided within the Rural Area of the District.

THE NEED FOR ACTION

The publication of PPG 3 Housing in March 2000 led the Council to conclude that the Local Plan was proposing a pattern of development which was contrary to national planning policy guidance. PPG3 placed greatest priority on developing previously used urban land and then following a sequential approach³ to the allocation of housing sites. In April 2000 the Council resolved to review the Local Plan. However the Council was aware that it would be some time before a new Deposit Draft Local Plan could be published and that it needed to take immediate steps to prevent the divergence from PPG 3 in terms of the location of housing land.

The Council resolved to carry out an Urban Capacity Study, in order to inform decision making in the Local Plan Review about the potential for development within the Towns of the District. However the pressure for planning permissions in the rural area ahead of the preparation of the local plan also led the Council to conclude that it needed a new Interim Rural Housing Planning Statement against which to assess planning applications within the rural areas.

WHAT IS AN INTERIM PLANNING STATEMENT?

The latest version of PPG 12 formally introduced the mechanism of the *Interim Planning Statement* within Guidance at paragraphs 5.10 to 5.12. This advised that there might be occasions when Councils bring forward an Interim Planning Statement. (The example given in PPG12 is in relation to Local Transport Plans. In such instances, because of the importance that is attached to the strategic land use framework arising from Local Transport Plans, it is valid to identify the main changes to the Development Plan that will need to be brought forward as an Interim Transport Planning Statement).

Prior to the introduction of the plan led system in the early 1990's the use of interim planning policy statements was not uncommon as a means of instigating planning policy changes without altering or amending a Development Plan. PPG 12 heralds the reintroduction of this approach on the basis that it is a temporary measure, prior to the alteration or review of the Development Plan. Further, it follows that the consultation process required of supplementary planning guidance as set out in Paragraphs 3.15 to 3.18 of PPG 12 are adhered to.

The Council considers that the introduction of PPG 3 has a similar importance to Local Transport Plans in relation to the strategic land use framework. Providing it meets both the requirements of consultation and linkage to a Review of the Local Plan, then it is appropriate to use an Interim Planning Statement.

OBJECTIVE OF THE STATEMENT

The objective of the Statement is to take the first steps towards achieving a more sustainable pattern of housing development in the Rural Area of South Holland. This is in advance of the completion of the review of the Local Plan. The Council aims to achieve this by restricting the grant of planning permission for large developments in the Rural Area to those sites which are assessed against the criteria drawn from PPG 3 Housing and found to be suitable. This includes a first preference for the development of previously developed land and buildings before

³ The sequential approach involves first identifying and allocating sites which re-use previously developed land and buildings within urban areas identified by an urban capacity study, then urban extensions, and finally new development around nodes in good public transport corridors.

consideration is given to development on other (e.g. greenfield) land. In addition, generally only frontage development will be permitted on small development sites. By providing clarification of the interim approach that the Council is taking in response to PPG 3 Housing, the Statement may help to avoid needless planning applications.

THE NEW POLICY

The new policy **updates Policies H2 and H5** of the South Holland District Local Plan. The updated policy does not therefore provide for infilling of small gaps in small groups of houses or for minor extension of such groups in the open countryside. Policy H1 continues to be applied in the Towns. Outside the development boundaries of the ‘villages’ and ‘specified outlying areas of towns’, Policies H3 and H4 of the Local Plan also continue to apply. The Local Plan Housing Policies are attached as Appendix B.

The new policy is as follows: -

POLICY H2A

WITHIN THE VILLAGES AND THE SPECIFIED OUTLYING AREAS OF TOWNS, AS LISTED IN APPENDIX ‘A’ AND DEFINED BY THE DEVELOPMENT BOUNDARIES SHOWN ON THE PROPOSALS MAP, HOUSING DEVELOPMENT WILL BE PERMITTED ONLY WITHIN THOSE DEFINED BOUNDARIES AND PROVIDING LEVELS OF INTRUSION INTO OPEN COUNTRYSIDE ARE ACCEPTABLE. ADDITIONALLY ALL PROPOSALS WILL BE SUBJECT TO THE GENERAL DEVELOPMENT CRITERIA SET OUT IN POLICY E1.

a) LARGE SITES (SITES WITH AN AREA OF 0.4 HECTARE OR ABOVE)

WHERE THERE IS A LARGE SITE, WHICH IS PREVIOUSLY DEVELOPED LAND⁴ IN A VILLAGE OR ONE OF THE SPECIFIED OUTLYING AREAS OF A TOWN, WHICH COULD SUITABLY ACCOMMODATE THE DEVELOPMENT AND WHICH IS REASONABLY AVAILABLE, PRIORITY WILL BE GIVEN TO THE DEVELOPMENT OF THAT PREVIOUSLY DEVELOPED LAND FOR HOUSING BEFORE PLANNING PERMISSION IS GRANTED FOR HOUSING ON ANY OTHER LARGE SITE IN THAT VILLAGE OR SPECIFIED OUTLYING AREA OF A TOWN.

ADDITIONALLY, BEFORE THE COUNCIL DETERMINES WHETHER TO GRANT PERMISSION FOR HOUSING DEVELOPMENT OF A LARGE SITE, THE PROPOSAL WILL BE ASSESSED FOR ITS CUMULATIVE CONTRIBUTION TOWARDS SUSTAINABILITY THROUGH CONSIDERATION OF ITS PERFORMANCE AGAINST THE FOLLOWING CRITERIA:

1. WHETHER THE SITE IS LOCATED SO AS TO PROVIDE REASONABLE ACCESS TO JOBS, SHOPS AND SERVICES BY MODES OF TRANSPORT OTHER THAN THE MOTOR CAR

⁴ As defined in Annex C to PPG 3. The Council is undertaking Urban Capacity Studies. Developers are encouraged to check with the Council on what information is held on previously developed sites, prior to submitting their planning applications.

2. WHETHER THE DEVELOPMENT WILL HELP CREATE A MIXED COMMUNITY BY HAVING AN APPROPRIATE MIX OF DWELLING SIZE, TYPE AND AFFORDABILITY
3. WHETHER THE DEVELOPMENT WILL SUPPORT LOCAL SERVICES SUCH AS SCHOOLS OR SHOPS WHICH COULD BECOME UNVIABLE WITHOUT SOME MODEST GROWTH

AND THE PROPOSAL WILL ALSO BE ASSESSED AGAINST THE FOLLOWING CRITERION:

4. WHETHER THE DEVELOPMENT CAN BE DESIGNED SYMPATHETICALLY AND LAID OUT IN KEEPING WITH THE CHARACTER OF THE VILLAGE.

b) SMALL SITES (SITES WITH AN AREA OF LESS THAN 0.4 HECTARE)

IN THE CASE OF PROPOSALS FOR NEW HOUSING WHERE THE APPLICATION SITE IS A SMALL SITE, PLANNING PERMISSION WILL GENERALLY ONLY BE GRANTED FOR FRONTAGE DEVELOPMENT⁵. THE SITE MUST BE SELF CONTAINED WITHIN THE VILLAGE FABRIC⁶ AND THE DEVELOPMENT MUST BE IN SCALE AND CHARACTER WITH ITS SURROUNDINGS.

HOWEVER WHERE A SMALL SITE FORMS PART OF A LARGER UNDEVELOPED AREA⁷ OF 0.4 HECTARES OR ABOVE WITHIN THE DEVELOPMENT BOUNDARY, THEN THE PROPOSAL WILL BE SUBJECT TO THE SAME ASSESSMENT CRITERIA AS THOSE SPECIFIED FOR A LARGE SITE.

POINTS OF EXPLANATION

In the case of large sites, there is a stated preference for the development of previously developed sites first, where such sites exist and are suitable and available. In considering the suitability of such a site, the Council will have regard to other potential uses and to other priorities that may exist. For example, the site may be employment land and there may be an overriding consideration of retaining that land as available to meet employment needs.

The Council is preparing policies for Affordable Housing for incorporation in the Local Plan. In the meantime, developers may wish to consider how their proposals contribute to meeting local needs, which will help secure a mixed and balanced community. This is a principle of Government policy. The Council will therefore welcome discussions with any developer who is proposing to include an element of affordable housing provision.

For a development to be designed sympathetically, or to be in scale and character with its surroundings, it does not necessarily have to be identical to that which already exists. A range of design solutions may be possible, and may actually achieve enhancement of village character.

⁵ Frontage development is that where one or more dwellings each front onto the existing highway.

⁶ The village fabric will principally be defined by the existing built development but can include open land uses.

⁷ Undeveloped area may comprise multiple parcels and/or ownerships, but these must lie adjacent to each other as a single area.

THE DETERMINATION OF PLANNING APPLICATIONS

Planning Applications for most small sites will be subject to normal consultation procedures and will be determined after such consultations have taken place.

Where Planning Applications are received for large sites or for small sites forming part of a larger site then, unless the information has already been submitted as part of the application, the Council will make a formal request under Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 for outline applications, or under Regulation 4 of the Town and Country Planning (Applications) Regulations 1988 for full applications, for information to be submitted to the Council necessary for it to be able to judge the application against the criteria in Policy H2A. Each application will then be determined on its merits with reference to the development plan and all material considerations.

THE WEIGHT TO BE GIVEN TO THE INTERIM RURAL HOUSING PLANNING STATEMENT

An earlier draft of this Interim Planning Statement was subject of a public consultation exercise in Autumn 2000. The Council considered the representations that it received, and it adopted the Statement with revisions on 16 May 2001. A copy of the representations received, together with reports and minutes of the Council's consideration of those comments and decisions about the Statement, are available for public reference at Planning Reception.

As part of a package of documents the adopted Statement, which has been the subject of public consultation, carries considerable weight as a material consideration in determining planning applications. That package includes national policy guidance, particularly PPG3, together with the approved Structure Plan, emerging Structure Plan and the South Holland District Local Plan as updated by Policy H2A (which is set out in this Statement). All seek to concentrate housing development in urban areas and achieve a more sustainable pattern of development.

The Council is hopeful that it will only need to have regard to the Interim Rural Housing Planning Statement as a material consideration up until the time that the Deposit Draft of the Local Plan Review has equivalent weight. The Statement will be one of the material considerations in the preparation of the Local Plan to 2011. This will not prevent any site proposed for development being considered on its own merits, within the overall strategy for the development of the District, prepared in the context of PPG3.

SCHEDULE OF VILLAGES

Main Villages	Cowbit	
	Deeping St Nicholas	
	Donington	
	Gosberton	
	Moulton	
	Pinchbeck	
	Weston	
	Whaplode	
Others	Fleet Church End	Nene Terrace
	Fleet Hargate	Northgate, West Pinchbeck
	Gedney Black Lion End	Quadrang
	Gedney Church End	Saracens Head, Holbeach Clough & Bank
	Gedney Dawsmere	Shepeau Stow
	Gedney Drove End	Surfleet
	Gedney Dyke	Surfleet Seas End
	Gedney Hill	Sutton St Edmund
	Gosberton Clough & Risegate	Sutton St James
	Holbeach Drove	Throckenholt
	Holbeach Hurn	Tongue End
	Holbeach St Johns	Tydd Gote
	Holbeach St Marks	Tydd St Mary
	Little Sutton	Weston Hills Austendyke
	Lutton & Lutton Gowts	Weston Hills St Johns
	Moulton Chapel	Whaplode Drove
	Moulton Seas End	Whaplode St Catherine

THE STATEMENT ALSO APPLIES TO THE FOLLOWING ‘SPECIFIED OUTLYING AREAS OF TOWNS’, SHOWN ON TOWN INSET MAPS

Washway Road, north of A17 (Holbeach inset map)
 Pode Hole (Spalding inset map)
 Luck’s Bridge (Spalding inset map)
 Fen End (Spalding inset map)
 Railway Lane, south of A17 (Sutton Bridge inset map)

LOCAL PLAN HOUSING POLICIES

NEW HOUSING IN THE TOWNS OF CROWLAND, HOLBEACH, LONG SUTTON, SPALDING AND SUTTON BRIDGE.

POLICY H1

MOST NEW HOUSING DEVELOPMENT SHALL TAKE PLACE WITHIN THE TOWNS OF CROWLAND, HOLBEACH, LONG SUTTON, SPALDING AND SUTTON BRIDGE AS DEFINED BY THE BOUNDARIES OF DEVELOPMENT SHOWN ON THE PROPOSALS MAP. PROPOSALS FOR DEVELOPMENT WILL BE ASSESSED IN RELATION TO THE SCALE AND IMPACT OF THE DEVELOPMENT IN ITS SURROUNDINGS.

NEW HOUSING IN THE VILLAGES

POLICY H2

WITHIN THE VILLAGES, AS DEFINED BY THE BOUNDARIES OF DEVELOPMENT SHOWN ON THE PROPOSALS MAP, NEW HOUSING DEVELOPMENT WILL BE PERMITTED PROVIDED THAT IT IS IN SCALE AND CHARACTER TO ITS SURROUNDINGS AND THE LEVELS OF TRAFFIC MOVEMENT AND INTRUSION INTO THE OPEN COUNTRYSIDE ARE ACCEPTABLE.

OPEN COUNTRYSIDE, NEW DWELLINGS, AGRICULTURAL DWELLINGS

POLICY H3

PROPOSALS FOR NEW DWELLINGS IN THE OPEN COUNTRYSIDE WILL BE PERMITTED WHERE THEY ARE REASONABLY NECESSARY FOR THE PROPER FUNCTIONING OF THE RELEVANT AGRICULTURAL ENTERPRISE.

OPEN COUNTRYSIDE. BARN CONVERSIONS, RURAL BUILDINGS INTO DWELLINGS.

POLICY H4

PROPOSALS FOR THE CONVERSION OF RURAL BUILDINGS IN THE OPEN COUNTRYSIDE TO USE FOR RESIDENTIAL PURPOSES MAY EXCEPTIONALLY BE PERMITTED IN THE FOLLOWING CIRCUMSTANCES:

- 1 THE PROPOSED DEVELOPMENT SHALL NOT HAVE AN ADVERSE IMPACT ON LOCAL ECONOMIC ACTIVITY;
- 2 CONVERSION WORKS SHALL NOT HARM THE FABRIC AND CHARACTER OF AN HISTORIC BUILDING;
- 3 THE ORIGINAL BUILDING SHALL BE OF PERMANENT AND SUBSTANTIAL CONSTRUCTION AND BE CAPABLE OF CONVERSION WITHOUT EXTENSIVE ALTERATION, REBUILDING OR EXTENSION TO MAKE IT SUITABLE FOR RESIDENTIAL USE AND THE CHARACTER OF THE BUILDING SHALL BE RETAINED;
- 4 THE LOCAL RURAL CHARACTER SHALL NOT BE ADVERSELY AFFECTED BY THE CREATION OF A RESIDENTIAL CURTILAGE;
- 5 THE COUNCIL SHALL BE SATISFIED THAT EVERY REASONABLE ATTEMPT HAS BEEN MADE TO SECURE AN ALTERNATIVE BUSINESS USE OF THE ORIGINAL BUILDING, OR THAT THE RESIDENTIAL CONVERSION IS A SUBORDINATE PART OF A SCHEME FOR BUSINESS ENTERPRISE TO BE SUBSTANTIALLY COMPLETED BEFORE RESIDENTIAL OCCUPANCY MAY COMMENCE OR A PLANNING OBLIGATION MAY BE SOUGHT WHICH WOULD TIE THE OCCUPANCY OF THE DWELLING TO THE BUSINESS CONCERNED;
- 6 THE CONVERSION TO RESIDENTIAL USE SHALL NOT RESULT IN A PROLIFERATION OF REPLACEMENT FARM BUILDINGS WHICH WOULD ADVERSELY AFFECT THE RURAL CHARACTER OF THE SURROUNDING AREA.

OPEN COUNTRYSIDE, INFILL HOUSING

POLICY H5

PROPOSALS FOR THE INFILLING OF SMALL GAPS IN SMALL GROUPS OF HOUSES OR FOR THE MINOR EXTENSION OF SUCH GROUPS IN THE OPEN COUNTRYSIDE MAY EXCEPTIONALLY BE PERMITTED PROVIDED THAT:

- 1 THE INFILL DEVELOPMENT DOES NOT CONSOLIDATE THE GROUP OF DWELLINGS SO AS TO MATERIALLY CHANGE THE CHARACTER OF THE GROUP OR THE SURROUNDING AREA;
- 2 SET A PRECEDENT FOR FURTHER INFILL DEVELOPMENT THAT WOULD BE LIKELY MATERIALLY TO CHANGE THE CHARACTER OF THE AREA; AND
- 3 THE EXISTING ADJACENT DWELLINGS ARE NOT THE SUBJECT OF AGRICULTURAL OCCUPANCY CONDITIONS OR OBLIGATIONS.