



Report To:	Performance Monitoring Panel
Date:	10 th December 2025
Subject:	Review of Implemented Planning Decisions
Purpose:	To report on the review undertaken with members and to consider the findings
Key Decision:	N/A
Portfolio Holder:	Portfolio Holder for Assets & Strategic Planning
Report Of:	Phil Norman – Assistant Director – Planning and Strategic Infrastructure
Report Author:	Jacob Bryan – Planning Officer
Ward(s) Affected:	There are no wards or communities affected
Exempt Report:	No

Summary

South Holland District Council's Constitution outlines, within Part 3 (Delegations), Section D (Delegations to Committees), that the Performance Monitoring Panel shall 'revisit a number of implemented planning decisions'.

In this context, the latest 'Implemented Planning Decision' visits took place on 16th October 2025. This report sets out the considerations of the members present, and outlines the conclusions drawn from this exercise.

It recommends that the Panel gives consideration to the report and that the conclusions of the review be reported to the Planning Committee.

Recommendations

That the Panel gives consideration to the report and that conclusions from the review of implemented planning decisions be reported to the Planning Committee.

It is also recommended that the Review of Implemented Planning Decisions tour remains to occur every two years, along with the extension of the member invitation to include members of the Planning Committee, as has taken place since 2025.

Reasons for Recommendations

In order to inform the Performance Monitoring Panel and the Planning Committee of the conclusions of the review.

Other Options Considered

That the Panel does nothing. However, this would not be a recommended course of action as it would be contrary to the purpose of the 'Implemented Planning Decisions' review, which is to improve the quality and consistency of decision-making, strengthen public confidence in the planning system, and help with reviews of planning policy.

1. Background

- 1.1 The 'Probity in Planning' guide (updated 2019), prepared by The Local Government Association, highlights the need to review past planning decisions and outcomes (specifically detailed within section 13 of the report).
- 1.2 This guide details that it "is good practice for councillors to visit a sample of implemented planning permissions to assess the quality of the decisions and the development". The guide suggests that this activity "should improve the quality and consistency of decision-making, strengthen public confidence in the planning system, and can help with reviews of planning policy".
- 1.3 Part 3 (Delegations), Section D (Delegations to Committees) of the South Holland District Council Constitution states that the Performance Monitoring Panel shall 'revisit a number of implemented planning decisions'. As such, at South Holland District Council, this review is undertaken by the Performance Monitoring Panel.
- 1.4 The Panel had last carried out a tour of the District on 25th October 2023. It should be noted that these tours had previously taken place on an annual basis; however, as per the previous report and conclusions as agreed, the tour now takes place every two years.

2. The Tour

The latest tour took place on 16th October 2025, with morning and afternoon sessions taking place on a number of development sites. The tour was prepared by Planning Officers in advance, and invitations were issued to all members of the Performance Monitoring Panel (11 members) and Planning Committee (11 members). Five Members took part in the two sessions and were present for the whole day.

- 2.1 The morning session comprised visits to Holbeach, Cowbit and a commercial site near to Spalding, which itself was visited within the previous tour. The afternoon session comprised visits to Gosberton and two sites in Donington.
- 2.2 A selection of five residential developments were visited, of a differing variety, in addition to a single commercial site.
- 2.3 The sites chosen comprised both small and large-scale schemes, with some schemes having been complete and others currently undergoing construction.
- 2.4 On the day of the visits, Members were provided with an information pack detailing background information and key issues relating to each site, including a brief history of planning applications for each site. Site layout plans of each site were also provided.
- 2.5 The members and officers viewed each site as a collective and allowed for each participant to offer their individual thoughts and opinions on each development, with verbal assistance being provided by officers on site where necessary or requested. Members' feedback and thoughts for each site were noted by officers and forms the notes compiled in Appendix A.
- 2.6 A debriefing was held after the afternoon session, led by Councillor Alcock, to review the day and draw conclusions from the sessions. This allowed clarity to be provided in respect of the key matters raised within the morning and afternoon sessions.

3. Conclusion

- 3.1 The main conclusions noted throughout the exercise, which have been detailed within Appendix A, included the lack of private front gardens, with this matter being commonly replaced with parking that is located in front of residential units. Members reiterated the preference towards 'side parking' or communal parking areas, as opposed to the siting of parking to the front of plots.

Concerns relating to design were brought forward throughout, frequently regarding a somewhat uniform approach and material finish, throughout the larger schemes. It was noted that the sites with varying designs/house types were viewed in a more positive light, than those of uniform or mirrored units. Some minor details, such as the use of false windows and reliefs on brickwork, such as specific bespoke detailing, were viewed as having the ability to improve the character and overall visual quality of the sites.

- 3.2 Furthermore, at almost all the sites visited, Members voiced concern towards the siting of private bin collection points. These were often placed in front of houses or within more prominent locations, and members believed that in instances where the provision of such areas are unavoidable or required, further consideration should be had towards their appearance and siting, with a need for these to be located away from residential properties.

Finally, it was also noted that large open space, which featured a more central siting or comprised a provision that could be more easily accessible and utilised, for a specific purpose, by residents was viewed more positively than those which had open space but lacked maintenance and resulted in a somewhat unusable area. Some sites also lacked any adequate provision of open space at all.

3.3 It was noted that some schemes appeared, due to differing levels, to have 'sloping drives', which resulted in water run-off towards the host dwellings and their associated garages or gardens, with this being highlighted as an area of concern and need for further attention in terms of drainage.

3.3 A fully summary of comments can be found in Appendix A.

Implications

South and East Lincolnshire Councils Partnership

None.

Staffing

None.

Workforce Capacity Implications

None.

Constitutional and Legal Implications

None.

Data Protection

None.

Financial

None.

Risk Management

None.

Stakeholder / Consultation / Timescales

None.

Reputation

None.

Contracts

None.

Crime and Disorder

None.

Equality and Diversity / Human Rights / Safeguarding

None.

Health and Wellbeing

None.

Climate Change and Environment Impact Assessment

None.

Acronyms

None.

Appendices

Appendices are listed below and attached to the back of the report:

Appendix A	Summary of Comments from the Review of Implemented Planning Decisions Tour (16 th October 2025)
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Background Papers

No background papers as defined in Section 100D of the Local Government Act 1972 were used in the production of this report.'

Chronological History of this Report

A report on this item has not been previously considered by a Council body'. Also delete the below text.

Report Approval

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Signed off by:

Phil Norman – Assistant Director – Planning and Strategic Infrastructure