



Planning Potential successfully secured planning permission under Section 73 for the erection of additional holiday lodges at a site in Lowgate, Fleet.

Acting on behalf of our client, Larkfleet Group, Planning Potential secured permission under Section 73 of the Town and Country Planning Act (1990) for the erection of an additional 14 holiday lodges. Planning permission was initially granted in 2018 for the erection of 24 holiday lodges and was subsequently implemented; however, viability issues threatened to jeopardise the ability to delivery of the scheme and secure the associated planning benefits of inward investment and enhancement of tourist facilities locally.

We initially advised on a planning strategy that enabled works to continue in respect of the original permission without prejudice to the outcome of the Section 73 application by amending the original permission under Section 96a to ensure alignment with the uplift proposals. Having established baseline position, we presented a planning justification based around viability matters and outlining the residual economic and sustainability benefits of the scheme.

The application was referred for determination at South Holland's Planning Committee, where we represented Larkfleet Group. The application was able to successfully address several representations from Committee Members in obtaining planning permission.

Summary of achievements

- Coordination of Section 73 planning submission
- Liaison with LPA and project team
- Representation of Client at Planning Committee.