Appeal 6014789

Submitted on 17 August 2026.

Before you start

Local planning authority	South Holland
Appeal type	Full planning
Decision date	23 June 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Mr & Mrs P Breach
Contact details	G R Merchant Ltd G R Merchant Ltd
What is your phone number?	01406490800
What is the address of the appeal site?	Land between The Retreat & 7a Pipwell Gate Moulton Seas End Spalding Lincs PE12 6LU
What is the area of the appeal site?	0.2 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Access for inspection	Yes To get the full access of the property
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	H13-0395-26
Was your application for a major or minor development?	Minor development

Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Proposed Self Build Dwelling
Did the local planning authority change the description of development?	No
Why are you appealing?	This Appeal is following refusal of a planning application under reference H13-0395-26 Dated 23rd June 2026. South Holland has stated that the site is outside the development boundary in the local plan, which this site is, however the site sits within current development and its classed as an infill with the build area of Moulton seas end. Over the past few year South Holland have given permission to various sites within 150 metres of the site access these are H13-0424-25 - Single Dwelling H13-0385-25 2 No Dwellings H13-0920-24 single Dwelling H13-0281-24 7 No dwelling H13-0255-22 2 No Dwellings H13-0029-21 2 No Dwellings H13-1027-20 6 No Dwelling. Not all these developments have been stated or finished. this site will be available as soon as permission is granted south hollan have given permission to these sites under the grounds of they are suitable in these locations however just because this site is outside of the boundary its not suitable and have asked us to demonstrate the economic, community or environment benefit. These permissions fully make the site viable for development of this single dwelling. Moulton seas end has a Public House, Village Hall a shop that is opening soon and various businesses. there is a local bus route to the local primary school. Anglian water have stated to south Holland that they can not support the 5.5 year homes they have approved due to their infrastructure. this dwelling will not have an impact on the infrastructure.
Have there been any significant changes that would affect the application?	There have been no significant changes
How would you prefer us to decide your appeal?	Written representations
Are there other appeals linked to your development?	No

Upload documents

Application form	Outline Application Form (Some matters) NEW.pdf (/document/7bc82524-0731-402e-8a41-

	5ea78ab11b98)
Did you submit an environmental statement with the application?	No
Decision letter	Planning Refusal.pdf (/document/3cf6de80-0276-4491-8085-b8ac425d54d2)
Do you have a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Do you want to apply for an award of appeal costs?	No