Appeal 6014789

Appeal details

Appeal type	Planning
Appeal procedure	Written Part 1
Appeal site	Land between The Retreat & 7a Pipwell Gate, Moulton Seas End, Spalding, PE12 6LU
Agent contact details	G R Merchant Ltd G R Merchant Ltd office@grmerchantltd.com 01406490800
Application number	H13-0395-26

Before you start

Which local planning authority (LPA) do you want to appeal against?	South Holland
What is your appeal about?	Outline planning
What date did you submit your application?	24 Apr 2026
Was your application granted or refused?	Refused
What is the date on the decision letter from the local planning authority?	23 Jun 2026

Appellant's appeal

Was the application made in the appellant's name	No
Applicant's name	Mr & Mrs P Breach
Application reference	H13-0395-26
Contact details	G R Merchant Ltd G R Merchant Ltd
Phone number	01406490800
Site address	Land between The Retreat & 7a Pipwell Gate Moulton Seas End

	Spalding PE12 6LU
What is the area of the appeal site?	2000 m^2
Is the site in a green belt	No
Site fully owned	Yes
Agricultural holding	No
Will an inspector need to access the land or property?	Yes To get the full access of the property
Site health and safety issues	No
Was your application for a major or minor development?	Minor
Was your application about any of the following?	Minor dwellings
Enter the description of development	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.

Significant changes since application	No
Preferred procedure	written
Are there other appeals linked to your development?	No
Did the appellant apply for an award of appeal costs?	No

Appellant's documents

Application form	Outline Application Form (Some matters) NEW.pdf (/published-document/d19ee80a-2c3b-49e5-a173-8f314bb17bff)
Decision letter	Planning Refusal.pdf (/published-document/33acfe6a-55a1-459c-8154-56f7c0a512f7)
Separate ownership certificate in application	No
Environmental statement	No