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TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference:	H02-0075-26	**Date of Decision:**	19th March 2026
Applicant:	Mr J O'Connor Bridge Inn Caravan Park Common Drove Crowland PE6 0HJ		
Location:	Bridge Inn Caravan Park Bridge Inn Common Drove Crowland		
Description:	Erection of 3 dwellings on caravan park site		

South Holland District Council, in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended), hereby give notice that permission has been REFUSED (or equivalent) for the development referred to above, for the following reason(s):

1 The application site lies outside any defined settlement boundary and is therefore located within the Countryside for the purposes of the South East Lincolnshire Local Plan. Policy 1 of the South East Lincolnshire Local Plan (2019) states that development within the countryside will only be permitted where it is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

The proposed development seeks to introduce three market dwellings within a countryside location where there is no functional or operational requirement for residential development. The proposal would not provide identifiable economic, community or environmental benefits sufficient to justify a departure from the spatial strategy which directs new residential development to established settlements.

The proposal would therefore represent unjustified residential development within the countryside contrary to Policy 1 of the South East Lincolnshire Local Plan (2019) and the overarching objectives of sustainable development contained within the National Planning Policy Framework (December, 2024).

2 The application site lies within Flood Zone 3a and within an area identified within the South East Lincolnshire Strategic Flood Risk Assessment as being within a "Danger for Most" hazard zone. Policy 4 of the South East Lincolnshire Local Plan (2019) and Paragraphs 174, 175 and 178 of the National Planning Policy Framework (December, 2024) require development to be directed to areas with the lowest risk of flooding through the application of the Sequential Test, and where necessary the Exception Test.

The Local Planning Authority is not satisfied that the submitted Sequential Test demonstrates that there are no reasonably available sites within areas of lower flood risk capable of accommodating the proposed development, particularly as the assessment limits the geographical search area without clear justification contrary to the expectations of Policy 4. Furthermore, the proposal would introduce permanent residential development classified as More Vulnerable development within an area identified as being at significant risk of flooding. The Local Planning Authority is not satisfied that the development would provide wider sustainability benefits that would outweigh the flood risk.

The proposal therefore fails to satisfactorily demonstrate compliance with the Sequential Test and Exception Test and is contrary to Policy 4 of the South East Lincolnshire Local Plan (2019) and Paragraphs 174, 175 and 178 of the National Planning Policy Framework (December, 2024).

3 Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) require development proposals to be of an appropriate scale, layout and design that responds positively to the character and appearance of the surrounding landscape. Paragraph 187(b) of the National Planning Policy Framework (December, 2024) states that planning decisions should recognise and protect the intrinsic character and beauty of the countryside.

The site is located within an open fenland landscape associated with the River Welland corridor characterised by expansive views and limited built development. The proposed development would introduce three large two-storey detached dwellings with associated residential curtilages into this open rural setting. In addition, the dwellings would require significantly raised finished floor levels in order to address flood risk, which would increase their visual prominence within the landscape. The scale, massing and domestic character of the development would therefore appear incongruous within the surrounding countryside and would introduce a (sub)urbanising form of development harmful to the character and appearance of the area.

The proposal would therefore fail to respect the landscape character of the area and would harm the intrinsic character and beauty of the countryside, contrary to Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and Paragraph 187(b) of the National Planning Policy Framework (December, 2024).

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise. However, the issues are so fundamental to the proposal, due to the harm which has been clearly identified within the reason(s) for the refusal, that approval

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has not been possible.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

The determined plans are:

CD-OC-01 - Location Plan
CD-OC-03 - Proposed Site Plan
CD-OC-04 - Ground Floor Plan, Elevations
CD-OC-05 - Proposed Floor Plan & Roof Plan
Biodiversity Metric - Condition Assessment Sheets & Methodology
26 January 2026 - BNG Assessment Report
Biodiversity Metric Calculation Tool
Flood Risk Assessment
Planning Statement



Phil Norman
Assistant Director - Planning and Strategic Infrastructure
South Holland District Council

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

https://www.gov.uk/appeal-householder-planning-decision

https://www.gov.uk/appeal-planning-decision

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: **https://appeal-planning-decision.service.gov.uk/before-you-start**. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in

giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.