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TOWN AND COUNTRY PLANNING ACT 1990
SECTION 73A CONTINUATION

Reference: H02-1174-19 **Date of Decision:** 30th January 2020

Applicant: Mr J O'Connor
C/O Ws Planning & Architecture
Europe House
Bancroft Road
Reigate
RH2 7RP

Location: Bridge Inn Caravan Park Bridge Inn Common Drove Crowland

Description: Proposed static and touring caravan park including new toilet block and access road - approved under H02-0359-00. Modification of Condition 6 to allow permanent residential use throughout the year for 5 plots to be occupied by gypsy/travellers

South Holland District Council hereby give notice that this application has been REFUSED for the above proposal for the following reason(s):

1 The development is proposed within an area identified as Flood Zone 3a. The use proposed is classified as Highly Vulnerable as described in Table 1 of the National Planning Practice Guidance (NPPG), (Flood Risk and Coastal Change - paragraph 65). The application proposes the provision of accommodation for gypsy/travellers that would be occupied 12 months of the year, upon land identified as being within Flood Zone 3, which could present a danger for all if flooded.

The submission has not demonstrated a Sequential Approach to steer development to areas with the lowest probability of flooding or demonstrated if there are other reasonably available sites appropriate for the proposed development. The development does not meet the Sequential Test and is therefore, contrary to the provisions of the National Planning Policy Framework 2019 and does not meet the presumption in favour of sustainable development.

Furthermore, the proposed development has not provided an adequate Flood Risk Assessment and suitable mitigation measures to demonstrate the safety of the development and safeguard its future occupants.
The development is contrary to the provisions of the National Planning Policy Framework 2019, and policies 2, 3, 4 and 20 of the South East Lincolnshire Local Plan 2019.

2 The site is located in an isolated position, adjacent to the Bridge Inn and River Welland but well outside of the settlement of Crowland and is not close to any facilities except one public house.

It is considered that this site would be unsustainable for temporary or permanent residential use for gypsy and traveller use.

The proposals are unacceptable in the opinion of the Local Planning Authority as this site would be unsustainable for temporary or permanent use by gypsies and travellers. The proposal would fail to provide occupants with access to education, health care and recreational facilities, shops and employment within reasonable travelling distances, preferably by walking, cycling or public transport. There are no footpaths or street lights and the site is 0.9 miles from the centre of Crowland, where the residents would need to travel in order to access schools, shops, amenities and the bus service to Peterborough or Spalding. The route into the town would be across the river Welland, along the unlit, treelined B1166, which is subject to the national speed limit, along the river bank. This would be considered dangerous in daylight, and especially so in the dark.

The application is considered to be contrary to the provisions of Policies 1, 2, 3, and 4 of the South Lincolnshire Local Plan, Planning Policy for Traveller Sites. The DCLG and the provisions of the National Planning Policy Framework 2019.

Notes:

The determined plans and documents are:
Application form
Site Location Plan
Block Plan 2349-2
Decision Notice H02-0359-00
WS Planning & Architecture Letter ref J003420

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 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



Phil Norman
Planning and Building Control Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

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		

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://www.gov.uk/planning-inspectorate. 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.