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Wisbech Cambs
PE13 3BH

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TOWN AND COUNTRY PLANNING ACT 1990

OUTLINE

Reference: H09-0250-18 **Date of Decision:** 18th June 2018

Applicant: Naylor Farms
C/O Studio 11 Architecture
The Boathouse
Harbour Square
Nene Parade Wisbech Cambs
PE13 3BH

Location: Land Off Battlefields Lane North Holbeach Spalding Lincs

Description: Residential development - for up to 12 dwellings

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

1 The proposal would help to provide the supply of self build housing required to meet the needs of present and future generations. However, this factor is outweighed by the harm that the proposal would cause in terms of other social and environmental factors. The site is poorly related to the existing settlement of Holbeach, being on the opposite side of the A17, and is some distance from existing services and facilities. Future occupiers would have to negotiate the heavily trafficked A17 to access such services on foot or by cycle. As a consequence, future occupiers would be likely to have a high dependence on the use of motor vehicles which, no matter the distance of travel involved, would be contrary to one of the core planning principles of paragraph 17 of the National Planning Policy Framework to make the fullest use of public transport. Also, the reliance on the motor car would increase carbon emissions, contrary to the requirements of the environmental role of planning.

Moreover, the site is located beyond the northernmost fringe of Holbeach, which is defined by the A17. The site is essentially located within a transition zone between the built up form of the settlement and countryside. Its character is defined by existing

development interspersed by open agricultural land such as the site. The development would urbanise this section of Battlefields Lane and would therefore materially harm the rural character of the locality.

The site is not therefore considered to be a suitable site for housing with particular regards to the principles of sustainable development. It is contrary to Policies SG1 and SG2 of the South Holland Local Plan and Paragraphs 7, 8, 14, 17 and 49 of the National Planning Policy Framework, 2012. Paragraphs 14 and 17 indicate that new housing should be in a sustainable location and stress that planning should support the transition to a low carbon future and actively manage patterns of growth to make the fullest use of public transport. Paragraph 17 indicates that planning should recognise the intrinsic character of the countryside.

2 The site is located within an area identified as "Danger for Most" within the South Holland Strategic Flood Risk Assessment (2017), which is used as a basis to apply the sequential test in terms of flood risk. There are alternative sites appropriate for the proposed development that are reasonably available, more sustainable and which are located in areas with a low risk of flooding. Moreover, the proposal fails the exceptions test because the proposal would not provide wider sustainability benefits to the community that outweigh flood risk. The proposal therefore conflicts with advice within paragraphs 101 and 102 of the National Planning Policy Framework, 2012.

Notes:

The determined plans are:
Dwg. no. 1271-141(A);
Dwg. no. 414.SL.01;
Dwg. no. 414.SL.02;
Dwg. no. 414.SL.03;
Dwg. no. 414.SL.04;
Dwg. no. 414.SL.05;
Dwg. no. 414.SK.01;
Dwg. no. 414.PD.01;
Dwg. no. 414.SV.01;
Illustrative Scheme View from South East dated March 2018;
Illustrative Scheme View from South West dated March 2018;
Artists Impressions dated March 2018;
Design Principles and Design Code dated March 2018;
Flood Risk Assessment by S M Hemmings dated 13 March 2018;
Drainage Strategy by S M Hemmings.



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		

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.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal

The Secretary of State can allow a longer period for giving notice of an appeal but he 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 him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authroity based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

http://www.planningportal.gov.uk/planning/appeals/planningappeals

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.