

Studio 11 Architecture  
The Boathouse  
Harbour Square  
Nene Parade  
Wisbech Cambs  
PE13 3BH

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Priory Road  
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## **TOWN AND COUNTRY PLANNING ACT 1990**

### **FULL**

**Reference:** H09-0430-16 **Date of Decision:** 3rd October 2016  
**Applicant:** Ashwood Homes  
C/O Studio 11 Architecture  
The Boathouse, Harbour Square  
Nene Parade  
Wisbech Cambs  
PE13 3BH  
**Location:** Land Off Penny Hill Road Holbeach Spalding Lincs  
**Description:** Residential development of 44 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 proposed development by virtue of its location, scale and nature is not considered to be wholly acceptable with regards to the principles of sustainable development. Moreover, the site is located in a rural location where existing development is spacious, including the estate (Tolls Lane) immediately to the north, which consists of well spaced semi-detached dwellings. The proposal, however, is more intense and urban in nature. As a consequence, it is considered to be at odds with the existing rural character of the area. The proposal is therefore contrary to Policies SG1, SG2, SG4 and SG14 of the South Holland Local Plan and Paragraphs 14 and 17 and Sections 6 and 7 of the National Planning Policy Framework, 2012. In particular, Paragraphs 14, 17 and 49 indicate that new housing should be in a sustainable location and contribute towards protecting and enhancing the environment.

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 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:

Dwg. nos. 230.SL.01A, 230.711.P.01, 230.870.P.01, 230.1080.P.01, 230.A732.P.01, 230.K2S4B02-R.P.01 and 230.Aff-1B2P-02R.P.01;

Artists Impressions of House Types (Ref. 711-100, 870-100 and 1079-100);

Design & Access Statement (Project no. 230) dated April 2016;

Supporting Planning Statement dated April 2016;

Flood Risk Assessment dated April 2016;

Flood Risk Sequential Test dated April 2016;

Sustainability Statement (Project no. 230) dated April 2016;

Transport Statement (Project no. 230) dated April 2016.



**Paul Jackson**  
**Place 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](mailto: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 Authority 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.