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Khoury Architects
42 New Road
Stourbridge
DY8 1PA

TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H16-0585-16 **Date of Decision:** 25th January 2017

Applicant: Millhouse Group
Mill House
New Street
Henley-On-Thames
RG9 2BP

Location: Roman Bank Spalding

Description: Erection of self contained care home and two over 55 years of age apartment blocks

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 3 (high probability). 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 2012 and does not meet the presumption in favour of sustainable development. It has not been demonstrated that the development provides wider sustainability benefits to the community that would outweigh flood risk, and the development would not therefore meet the National Planning Policy Framework 2012, Exceptions Test (para 102). 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 therefore, contrary to the provisions of the National Planning Policy Framework 2012 and does not meet the presumption in favour of sustainable development.

2 The proposed development would result in a demand for on-site car parking provision for its residents, staff and visitors over the proposed number of 20 spaces. It has not been adequately demonstrated to the satisfaction of the Highways Authority, how 20 car parking spaces would be sufficient to accommodate a development of this scale and the potential pressures upon off -street parking nearby. The development is therefore, contrary to Policies SG16 and SG17 of the South Holland Local Plan 2006 and national guidance contained in Section 10 of the National Planning Policy Framework 2012.

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:
184-20160609 Design Statement;
184.P01.001 Site & Location Plan;
184.P.01.002 Site Plan with Landscaping;
184.P.01.003 Site Plan with 1st Floor;
184.P.01.004 Site Plan with 2nd Floor;
184.P.01.005 Roof Plan;
184.P.01.010 Topography Map;
184.P.101 Block 1 All Plans;
184.P.120 Block 2 All Plans;
184.P.01.130 Block 3 All Plans;
184.P.03.301 Block 1 Elevations;
184.P.03.302 Block 2 Elevations;
184.P.03.303 Block 3 Elevations;
184.P.03.304 Riverside & Roman Bank Elevations;
Flood Risk Assessment by Weetwood, September 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

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.