SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H17-0322-15 **Received:** 13th April 2015 **Type:** OUTLINE

Name: Mr Alan Pritchard and Ms P Tribe
C/O Matrix Planning Ltd
36 Stamford Road
Market Deeping
Peterborough
Cambridgeshire
PE6 8AB

Agent: Matrix Planinng Ltd
36 Stamford Road
Market Deeping
Peterborough
Cambridgeshire
PE6 8AB

Description: Proposed house

Location : Land to the west of 74 Reservoir Road Surfleet
Spalding Lincolnshire

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 The site is situated in the open countryside where applications for residential developments are only permitted where an essential need exists, particularly in relation to agriculture or some other local need. In the opinion of the Local Planning Authority the applicant has failed to demonstrate that such a need exists for the proposed dwellings and the development is contrary therefore to Policies SG4 and HS7 of the South Holland Local Plan 2006. These policies are consistent with the advice contained in Section 6 of the National Planning Policy Framework 2012 which states that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work.

The Local Planning Authority has acted positively and proactively in determining this application in as timely a manner as possible, having engaged with the Applicant at the pre-application stage, and by identifying matters of concern with the subsequent application and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory solution and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx

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Note:

The determined plans are:
Dwg. nos. 2507-001, 2507-002 and Flood Risk Assessment (Revision A dated 23rd March 2015 and prepared by SM Hemmings).

Paul Jackson
Planning Manager

6th July 2015 **H17-0322-15**

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.