FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

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PE11 2XE

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Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H17-0602-15 **Received:** 1st July 2015 **Type:** OUTLINE

Name: Mr T Rowbottom, Mrs A Bradbury & Mr M
C/O R Longstaff & Co
5 New Road
Spalding
Lincs
PE11 1BS

Agent: A C Hornsby
35 Peak Hill
Cowbit
Spalding
Lincolnshire
PE12 6AW

Description: Residential development

Location : Land Between 61 & 71 Seas End Road Surfleet
Spalding Lincs

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

1 In planning policy terms the site is situated in the open countryside where, under the provisions of Policies SG4 and HS7 of the South Holland Local Plan 2006, applications for residential developments are only permitted where an essential local need is proven. 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 therefore contrary to these policies. 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 within the statutory timeframe. 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

Note(s):

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The determined plans are:
Dwg. No: 15/11/01A.
Flood Risk Assessment (prepared by Geoff Beel Consultancy, dated June 2015).

Paul Jackson
Place Manager

25th August 2015 **H17-0602-15**

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.