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FILE COPY

Town and Country Planning Act 1990 Refusal of Planning Permission

Reference: H21-0484-15 **Received:** 29th May 2015

Type: FULL

Name: Mr M Melton
22 London Road
Long Sutton
Spalding
Lincs
PE12 9EA

Agent: Gowler Architectural
Grove House
22 Primrose Hill
Doddington
March
Cambs
PE15 0SU

Description: Proposed single detached dwelling

Location : Land to rear of playing field Station Road
Tydd Gote Wisbech

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

- 1 The proposed development is located in an unsustainable location in the open countryside. As the proposal does not seek to meet a proven need for agricultural, forestry or other workers, nor is it for small scale, rural exceptions affordable housing, it is contrary to Policy HS7 of the South Holland Local Plan. This policy is in conformity with guidance contained in Section 6 of the National Planning Policy Framework (2012), specifically Paragraph 55, which seeks to avoid new homes in the countryside.
- 2 The site is divorced from existing residential development in Tydd Gote and does not respect the historic pattern of development in the locality. As a consequence, it would have an adverse effect on the character and appearance of the locality. The proposal is therefore contrary to Policy SG14 of the South Holland Local Plan, 2006. This policy is in accordance with Section 7 of the National Planning Policy Framework (2012), specifically Paragraph 58, which states that new development should respond to local character.

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The Local Planning Authority has acted positively and proactively in determining this application. 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):

The determined plans are:
Dwg. no. 051-P01 (Rev A);
Flood Risk Assessment (Ref GCB/Gowler) dated March 2015.



Paul Jackson
Planning Manager

28th July 2015

H21-0484-15

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.