

Council Offices
Priory Road
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Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H22-0503-15 Received: 5th June 2015

Type: OUTLINE

Name: Mrs A D Atkin
Thornbrook
434 Broadgate
Weston Hills
Spalding
Lincolnshire
PE12 6DB

Agent: East Midlands Design Associates
Willow Lodge
Horseshoe Road
Spalding
Lincolnshire
PE11 3JA

Description: Residential development

Location : Adjacent 434 Broadgate Weston Hills
Spalding Lincolnshire

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 the open countryside in planning policy terms and is considered to be an unsustainable location due to it being well-removed and isolated from any settlement providing a basic level of services and facilities. 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 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 isolated homes in the countryside.

The Local Planning Authority has acted positively and proactively in determining this application within the statutory timeframe and by identifying matters of concern with the 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

Note(s):

The determined plans are: Site Location Plan (1:1250), Block Plan (1:250) and Flood Risk Assessment (prepared by Geoff Beel Consultancy, dated June 2015).

S O U T H



H O L L A N D
DISTRICT COUNCIL

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Paul Jackson
Planning Manager

15th July 2015

H22-0503-15

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.