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FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H23-0403-15 Received: 12th May 2015

Type: FULL

Name: Mr I Bruce
Allens Bridge Farm
Infernos Common Bank
Throckenholt
Spalding
Lincs
PE12 0QX

Agent: John Dickie Associates
5 Victor Way
Cherry Holt Road
Bourne
Lincs
PE10 9PT

Description: Proposed rabbit breeding facility and associated dwelling

Location : Land off Whale Drove Crowland

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

- 1 The applicant has failed to satisfactorily demonstrate that there is an essential need for a rural workers dwelling in this countryside location. Although now cancelled following publication of the National Planning Policy Framework, 2012, previous guidance set out at Annexe A to PPS7 - Sustainable Development in Rural Areas remains relevant, being a long established and accepted series of tests against which proposals for new rural workers dwellings may be assessed, and has been taken into account here. Having considered all the submitted information, and having sought advice from an independent agricultural consultant, the Local Planning Authority concludes that there is no essential need for a rural workers dwelling in this location. The proposal is therefore contrary to national guidance set out in Paragraph 55 of the National Planning Policy Framework, 2012, and to Policy HS7 of the South Holland Local Plan, 2006.

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):

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The determined plans are:

Dwg. nos. JDA/2014/315/WD/BLOCK/001, JDA/2014/315/BLOCK/002, JDA/2014/315/PL/002,
JDA/2014/315/WD/PL/001 and JDA/2014/315/WD/PL/002;

Design and Access Statement dated April 2015;

Planning Statement (Rev A) dated January 2015;

Sustainability Statement dated April 2015;

Financial Statements;

Supporting letters from Summerhill Veterinary Centre (dated 3 August 2014) and Moore Thompson

Chartered Accountants (dated 17 April 2015);

Flood Risk Assessment (ref GCB/Dickie) dated June 2014;

Foul Drainage Solution dated June 2014.



Paul Jackson
Planning Manager

6th July 2015

H23-0403-15

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.