SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H01/0937/01 Received: 03-AUG-01 Type: FULL

Name: A Beresford
Flat 33, Burlington House
Viersen Platz
Rivergate
Peterborough PE1 1ER

Agent: A Beresford
Flat 33, Burlington House
Viersen Platz
Rivergate
Peterborough PE1 1ER

Description: Large 3 bedroom house

Location : 1 Back Gate Cowbit
Spalding Lincs

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

1 To grant planning permission would prejudice the preparation of the emerging South Holland District Local Plan to 2011 which aims to reduce the over-supply of housing land in the district and enable housing development more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011, and in accordance with the Government's policies in Planning Policy Guidance Note No. 3 (Housing).
The proposed development would, if permitted, add unncessarily to the supply of housing land contrary to those aims and would create a precedent for granting other permissions which would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of those aims.

2 Visibility to the south from the proposed point of access to Backgate is substantially below requirements due to the horizontal alignment of the road. The sub-standard visibility is on the traffic approach side for vehicles which would be emerging from the site and it is considered that as a consequence of this those vehicles would be likely to be in conflict with traffic travelling northwards along Backgate, contrary to the interest of highway safety.

3 The site is within the indicative flood risk area as detailed on the Enviornment Agency 2000 Indicative Floodplain Map. The site is therefore at Risk of flooding, and its development may also

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Lincolnshire
PE11 2XE

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contribute to the increased risk of flooding elsewhere. Planning Policy Guidance Note 25 - Development and Flood Risk (PPG25) requires that a Flood Risk Assessment be submitted in support of Planning Applications for developments which are at risk of flooding. This application is not supported by a Flood Risk Assessment and is therefore not in accordance with PPG25.

The determined plans are:-
Dwg. nos. AB/01, /02, /03, /04, /05, /06 & /07 received 3 August 2001.

Director of Customer Services
07 NOV 2001 H01/0937/01

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. See enclosed notes relating to rights of appeal.

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Town and Country Planning Act etc

DRAFT REFUSAL

Reference H01/0937/01 Received: 03-AUG-01 Type: FULL

Name: A Beresford
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Agent: A Beresford
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Description: Large 3 bedroom house

Location : 1 Back Gate Cowbit
Spalding Lincs

South Holland District Council hereby give notice that permission has been refused etc for the following reasons:

1 To grant planning permission would prejudice the preparation of the emerging South Holland District Local Plan to 2011 which aims to reduce the over-supply of housing land in the district and enable housing development more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011, and in accordance with the Government's policies in Planning Policy Guidance Note No. 3 (Housing).
The proposed development would, if permitted, add unncessarily to the supply of housing land contrary to those aims and would create a precedent for granting other permissions which would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of those aims.

2 Visibility to the south from the proposed point of access to Backgate is substantially below requirements due to the horizontal alignment of the road. The sub-standard visibility is on the traffic approach side for vehicles which would be emerging from the site and it is considered that as a consequence of this those vehicles would be likely to be in conflict with traffic travelling northwards along Backgate, contrary to the interest of highway safety.

3 The site is within the indicative flood risk area as detailed on the Enviornment Agency 2000 Indicative Floodplain Map. The site is therefore at Risk of flooding, and its development may also contribute to the increased risk of flooding elsewhere. Planning Policy Guidance Note 25 - Development and Flood Risk (PPG25) requires that a Flood Risk Assessment be submitted in support of Planning Applications for developments which are at risk of flooding. This application is not supported by a Flood Risk Assessment and is therefore not in accordance with PPG25.

The determined plans are:-
Dwg. nos. AB/01, /02, /03, /04, /05, /06 & /07 received 3 August 2001.

Director of Customer Services
05 NOV 2001

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