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SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H02/0251/99 Received: 09-MAR-99 Type: PERMISSION RENEWAL

Name: David Wilson Homes Ltd
Wilson House
Leicester Road
Ibstock
Leics

Agent: David Wilson Estates
The Priory
Orchard Hill
Little Billing
Northampton

Description: Residential development (Renewal of H02/0581/93)

Location : Land off Barbers Drove Crowland
Peterborough

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

1 It is considered that there are overriding material reasons for not granting permission under Policy H2 of the emerging South Holland District Local Plan to 2011 (First Deposit Draft). Granting planning permission would prejudice the preparation of that plan, the housing strategy of which aims to:

• reduce the over-supply of housing land in the district to be more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011;

• deliver a more sustainable pattern of development in line with Planning Policy Guidance Note 3 and,

• respond to the review of the guidance within PPG3. The adopted Local Plan was prepared before the revised PPG3 was introduced whereas the First Deposit Draft Local Plan responds to the revised guidance. Greater weight should therefore be given to the emerging policies on these issues.

Regional Planning Guidance Note 8, which has been finalised since the publication of the Draft Local Plan, further reduces the strategic housing requirement for Lincolnshire and this reinforces the need to address over-supply (including by review of extant permissions), particularly whilst the Council is preparing the new Local Plan.

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The sequential approach is a key tool in the search for sustainable sites, firstly to maximise access to services, facilities and employment and also to make the best use of previously developed land before resorting to Greenfield development. The application site, whilst within the town of Crowland, is located close to the edge of the town and largely comprises Greenfield land and therefore fails to meet the sustainability objectives of PPG3.

The proposed development would, if permitted, add unnecessarily to the supply of housing land, contrary to the aims of the housing strategy and could also create a precedent for granting other permissions on similar sites. Granting permission would have a significant effect which would prejudice the preparation of the emerging Local Plan and the achievement of its aims.

Head of Planning & Development
01 JUL 2003

H02/0251/99

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

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Description: Residential development (Renewal of H02/0581/93)

Location : Land off Barbers Drove Crowland
Peterborough

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

1 It is considered that there are overriding material reasons for not granting permission under Policy H2 of the emerging South Holland District Local Plan to 2011 (First Deposit Draft). Granting planning permission would prejudice the preparation of that plan, the housing strategy of which aims to:

- reduce the over-supply of housing land in the district to be more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011;
- deliver a more sustainable pattern of development in line with PPG3 guidance and,
- respond to the review of the guidance within PPG3. The adopted Local Plan was prepared before the revised PPG3 was introduced whereas the First Deposit Draft Local Plan responds to the revised guidance. Greater weight should therefore be given to the emerging policies on these issues.

RPG8, which has been finalised since the publication of the Draft Local Plan, further reduces the strategic housing requirement for Lincolnshire and this reinforces the need to address over-supply (including by review of extant permissions), particularly whilst the Council is preparing the new Local Plan.

The sequential approach is a key tool in the search for sustainable sites, firstly to maximise access to services, facilities and employment and also to make the best use of previously developed land before resorting to Greenfield development. The application site, whilst within the town of Crowland, is located close to the edge of the town and largely comprises Greenfield land and therefore fails to meet the sustainability objectives of PPG3.

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~~X Determined plans~~ ?

No SN1.

Director of Customer Services
26 JUN 2003

H02/0251/99

27/6/03

22 30/6.