

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H02/0694/01

Received: 28-NOV-01

Type: FULL

Name: Mr D Knott
32 Church Street
Deeping St. James
Peterborough
Cambs

Agent: N P Branston
400 Eastfield Road
Peterborough
PE1 4RE

Description: Redevelopment to provide 2 dwellings to replace existing

Location : 8 Hall Street Crowland
Peterborough Cambs

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

- 1 The proposal is contrary to Policy H2 of the First Deposit Draft of the South Holland District Local Plan to 2011. The policy is part of an overall housing strategy within the evolving Local Plan which aims to:
 - Reduce the present oversupply of housing land in the district to be more in line with Policies 9 & 10 of the Lincolnshire Structure Plan to 2011 and,
 - Be in accordance with advice within the Government's Planning Policy Guidance Note No. 3 (Housing).The proposed development would, if permitted, add unnecessarily to the supply of housing land, contrary to those aims, and would create a precedent for other permissions. This would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of those aims.
- 2 The site is within the indicative flood risk area as detailed on the Environment Agency 2000 Indicative Flood Plain 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 No. 25 "Development & Flood Risk" (PPG25) requires that a flood risk assessment be submitted in support of planning applications for development which are at risk of flooding. This application is not supported by a flood risk assessment and is therefore not in accordance with PPG25.

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

- 3 In the absence of an archaeological evaluation the Local Planning Authority cannot be satisfied that the development can be carried out having regard to the need to identify and formulate an appropriate strategy for any archaeological remains. As such the proposal is contrary to Policy E6 of the adopted South Holland District Local Plan.

The determined plans are:

1:2500 site location plan received 7 June 2001.

Dwg no. 21.086/1A received 28 November 2001.

Director of Customer Services

22 FEB 2002

H02/0694/01

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.

Town and Country Planning Act etc
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The determined plans are:

1.2500 Site location Plan
21. 086/1 A

7-6-01

28-11-01

Director of Customer Services
20 FEB 2002

H02/0694/01

PM 21/2

D 2 21/2