FILE COPY

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: H02/1117/02 Received: 10-OCT-02 Type: FULL

Name: Mr L Bosworth
Port Sands Farm
French Drove
Thorney
Peterborough PE6 0PH

Agent: Accent & Wilkinson
Malborne House
1 Benyon Grove
Herlington, Orton Malborne
Peterborough PE2 5ZJ

Description: Erection of pair of semi-detached dwellings

Location : Crease Drove (rear of 25 Broadway) Crowland

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

1 Notwithstanding the fact that semi-detached properties are the predominant dwelling types in this location it is considered that the proposed development is an over-development of the site. The undeveloped area of each plot extends to approximately 80 square metres most of which is used for vehicle parking and turning. The dwellings are also only 1 metre from the eastern boundary. It is therefore considered that the proposal is contrary to Policy E1 of the South Holland District Local Plan 1998 which requires all development to maintain the amenities of adjacant land users and residents and safeguard the amenities of the site.

2 The proposed development is contrary to Policy H2 of the First Deposit Draft of the South Holland District Local Plan to 2011 which permits development only on sites which currently have planning permission.
This policy is part of an overall housing strategy within the evolving Local Plan which aims to:
- reduce the oversupply of housing land in the district to be more in line with Policies 9 and 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 granting other permissions. This would have the accumulative effect of further prejudicing the preparation of the emerging Local Plan and

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the achievement of the aims to concentrate housing development in urban areas and secure a more sustainable pattern of development.

The determined plans are:
Dwg. Nos. 67202/101-01 and 67202/101-02 received 10 October 2002.

The Environment Agency has objected to the proposal given the absence of a flood risk assessment under the provisions of Planning Policy Guidance Note No. 25 "Development and Flood Risk", July 2001. In the event that you wish to take the proposal further or re-submit a similar application you are advised to carry out such an assessment. If you require further advice on this matter please contact the Environment Agency (Mr Mike Braithwaite tel: 01522 785896).

Head of Planning & Development
20 DEC 2002 H02/1117/02

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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3 Lcc - Jon Sharpe comments awaited.

The determined plans are:
Dwg. Nos. 67202/101-01 and 67202/101-02 received 10 October 2002.

SN 21

Director of Customer Services
03 DEC 2002

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