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: H03/1165/02 Received: 24-OCT-02 Type: OUTLINE

Name: J D Lake Esq
15 Westminster Drive
Spalding
Lincs
PE11 2UW

Agent: Messrs R Longstaff & Co
5 New Road
Spalding
Lincs

Description: Erection of a single dwelling with garage

Location : Plot east side of Rose Villa Counter Drain Drove
Tongue End

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 H3 of the first Deposit Draft South Holland District Local Plan to 2011. This policy is part of an overall housing strategy within the evolving Local Plan which aims to:
- Reduce the over-supply of housing land in the district to be more in line with Policies 9, 10 and 11 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 cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of those aims.

2 In the opinion of the Local Planning Authority, the development of this relatively small site would result in a dwelling appearing cramped on the site with a consequent failure to reflect the character of existing developments in the locality. As a consequence, the development would be contrary to Policy E1 of the adopted South Holland District Local Plan, which states, amongst other things, that developments should be in keeping with the general character of the area.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

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The determined plans are:
Site location and block plan received on 24 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 H03/1165/02

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

Reference H03/1165/02 Received: 24-OCT-02 Type: OUTLINE

Name: J D Lake Esq
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Description: Erection of a single dwelling with garage

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- Reduce the over-supply of housing land in the district to be more in line with Policies 9, 10 and 11 of the Lincolnshire Structure Plan to 2011 and;
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3 The site is within the indicative flood risk area as detailed on the Environment 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 No. 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:
Site location and block plan received on 24 October 2002.

SN21

Director of Customer Services
11 DEC 2002

H03/1165/02