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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: H04/1119/01

Received: 17-SEP-01

Type: OUTLINE

Name: Thorold Farms Ltd
1A Northorpe Road
Donington
Spalding
Lincs PE11 4XU

Agent: Thorold Farms Ltd
1A Northorpe Road
Donington
Spalding
Lincs PE11 4XU

Description: One dwelling

Location : Adj. 1A Northorpe Road Donington

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

- 1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 13 of the Lincolnshire Structure Plan and South Holland District Local Plan Policy H3. These policies are in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1997 (The Countryside - Environmental Quality and Economic and Social Development), and are aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of these policies, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.
- 2 To grant planning permission would prejudice the preparation of the emerging South Holland District Local Plan to 2011, 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

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the Lincolnshire Structure Plan to 2011, and

- to 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.

Director of Customer Services

22 OCT 2001

H04/1119/01

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

DRAFT REFUSAL

Reference H04/1119/01

Received: 17-SEP-01 Type: OUTLINE

Name: Thorold Farms Ltd
1A Northorpe Road
Donington
Spalding
Lincs PE11 4XU

Agent: Thorold Farms Ltd
1A Northorpe Road
Donington
Spalding
Lincs PE11 4XU

Description: One dwelling

Location : Adj. 1A Northorpe Road Donington

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

- 1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 13 of the Lincolnshire Structure Plan and South Holland District Local Plan Policy H3. These policies are in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1997 (The Countryside - Environmental Quality and Economic and Social Development), and are aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of these policies, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

- 2 To grant planning permission would prejudice the preparation of the emerging South Holland District Local Plan to 2011, 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, and
 - to 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.

3 The site forms an important element of this part of Surfleet that defines its open and rural character. Whilst the submitted illustrative layout demonstrates how open space can be retained as part of an overall scheme, the proposal remains detrimental to the open character and appearance of the area. The proposal is thereby contrary to Policy E1 of the adopted South Holland District Local Plan which requires new development to be in keeping with the character of an area.

Director of Customer Services
17 OCT 2001

H04/1119/01

SCL 18/10

PM 18/10

CS 22/10