

Town and Country Planning Act 1990 Refusal of Planning Permission

Reference: H05/0467/03

Received: 10-APR-03

Type: OUTLINE

Name: Mr B Hilton
Fairview
Drayton Road
Swineshead
Boston Lincs PE20 3JU

Agent: Morriss & Mennie
10 West End
Holbeach
Spalding
Lincs

Description: Erection of dwelling

Location : Linden House Old Main Road
Fleet Hargate

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 emerging South Holland District Local Plan to 2011 (First Deposit Draft) and 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 (PPG3); 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.

Note(s):

The determined plans are:

1:1250 Site location plan received 10 April 2003.

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

Sevians

Head of Planning & Development
01 JUL 2003

H05/0467/03

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

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for the following reasons:**

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- 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, particularly whilst the Council is preparing the new Local Plan.

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. There are a substantial number of similar sites within ~~Sutton Bridge~~ and also within the other towns. Granting permission would have a significant cumulative effect which would further prejudice the preparation of the emerging local plan and the achievement of its aims.

Note(s):

The determined plans are:

1:1250 location plan received 10 April 2003.

Director of Customer Services

25 JUN 2003

H05/0467/03