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: H07/0028/00 Received: 12-JAN-00 Type: PERMISSION RENEWAL

Name: F C Congreve
Windy Ridge
Holbeach Drove
Spalding
Lincolnshire

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Erect 6 dwellings and private access (Renewal of application H07/1125/96).

Location : Off Hillgate Gedney Hill
Spalding Lincolnshire

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

1 There has been a material change in planning circumstances since the original permission was granted. The proposal is for development on a greenfield site and in the Council's opinion is not a sufficiently sustainable location for housing. Notwithstanding that the site is allocated for housing in the adopted Local Plan, Gedney Hill is a village with limited facilities where access to jobs, shops and other services would be mainly by car. The proposal would thereby be contrary to national policy guidance on sustainable patterns of development, in particular that in Planning Policy Guidance Note No. 3 "Housing" and to the aims of policies in the South Holland District Local Plan (1998), as updated by the Council's Interim Rural Housing Planning Statement Policy H2A, and in the emerging Lincolnshire Structure Plan, which seek to concentrate housing development in urban areas and achieve a more sustainable pattern of development.

2 The proposal would also be contrary to Policy H4 in the First Deposit Draft Local Plan which seeks to protect the countryside from development. Moreover, to approve this proposal would have a cumulative effect on the scale and location of housing that would be so significant as to prejudice the outcome of the Local Plan review process and the ability of the local planning authority to deliver a sustainable pattern of development in accordance with the guidance in Planning Policy Guidance Note No. 3 "Housing" and Planning Policy Guidance Note No. 7 "The Countryside - Environmental Quality and Economic and Social Development".

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

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SOUTH HOLLAND DISTRICT COUNCIL

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In the event that you wish to take the proposal further or re-submit a similar application you are advised that a flood risk assessment is likely to be required in accordance with Planning Policy Guidance Note No. 25 "Development and Flood Risk". If you require further advice on this matter please contact the Environment Agency (Mr Mike Braithwaite tel: 01522 785896).

The site of the proposed development is in an area of archaeological sensitivity and as such the Lincolnshire County Council Archaeological Section have requested further information in the form of an Archaeological Evaluation prior to making a recommendation. 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 evaluation. If you require further advice on this matter please contact the Lincolnshire County Council Archaeological Section (Mr Jim Bonner tel: 01522 553074).

Terry Huggins

Director of Customer Services

14 DEC 2001

H07/0028/00

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 H07/0028/00 Received: 12-JAN-00 Type: PERMISSION RENEWAL

Name: F C Congreve
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Holbeach Drove
Spalding
Lincolnshire

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Erect 6 dwellings and private access (Renewal of application H07/1125/96).

Location : Off Hillgate Gedney Hill
Spalding Lincolnshire

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

1 There has been a material change in planning circumstances since the original permission was granted. The proposal is for development on a greenfield site and in the Council's opinion is not a sufficiently sustainable location for housing. Notwithstanding that the site is allocated for housing in the adopted Local Plan, Gedney Hill is a village with limited facilities where access to jobs, shops and other services would be mainly by car. The proposal would thereby be contrary to national policy guidance on sustainable patterns of development, in particular that in Planning Policy Guidance Note No. 3 "Housing" and to the aims of policies in the South Holland District Local Plan (1998), as updated by the Council's Interim Rural Housing Planning Statement Policy H2A, and in the emerging Lincolnshire Structure Plan, which seek to concentrate housing development in urban areas and achieve a more sustainable pattern of development.

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~~The Environment Agency has objected to the proposal given the absence of a flood risk assessment~~. 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 Briathwaite tel: 01522 785896).

Director of Customer Services
13 DEC 2001

H07/0028/00

That (1) A flood risk assessment is likely to be required in accordance with PPG 25 "Development and Flood Risk"

(2) An archaeological evaluation would be required and you are advised to contact —

MS
14/12