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: H07/1274/01 Received: 05-NOV-01 Type: OUTLINE

Name: Elgood & Sons Ltd
North Brink Brewery
Wisbech
Cambs

Agent: Maxey & Son
1-3 South Brink
Wisbech
Cambs

Description: Two frontage dwellings

Location : Land North of The Red Lion Gedney Hill

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

1 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:
a. 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,
b. 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 a 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 o the emerging Local Plan to 2011 and the achievement of those aims.

The determined plans are:
Site location plan received on 5 Nov 01.

You are advised that the Environment Agency object to the proposal, given the absence of a Flood Risk Assessment. In the event that you wish to take the proposal further, you are advised to liaise with the Environment Agency.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

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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).

Director of Customer Services

19 DEC 2001 H07/1274/01

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.

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Town and Country Planning Act etc

DRAFT REFUSAL

Reference H07/1274/01 Received: 05-NOV-01 Type: OUTLINE

Name: Elgood & Sons Ltd
North Brink Brewery
Wisbech
Cambs

Agent: Maxey & Son
1-3 South Brink
Wisbech
Cambs

Description: Two frontage dwellings

Location : Land North of The Red Lion Gedney Hill

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

1 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:
a. 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,
b. 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 a 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 o the emerging Local Plan to 2011 and the achievement of those aims.

The determined plans are:
Site location plan received on 5 Nov 01.

You are advised that the Environment Agency ~~is likely to~~ object to the proposal, given the absence of a Flood Risk Assessment. In the event that you wish to take the proposal further, you are advised to liase with the Environment Agency, ~~as to whether or not an assessment will be required~~.

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).

Director of Customer Services
17 DEC 2001

H07/1274/01

UNS
17-12-01.