Mike Braithwaites
ENV Agency
01522 785868
4 Feb

Steve Thorn
SHDC

2

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: H08/0762/01 Received: 21-JUN-01 Type: OUTLINE

Name: Desmond & Irene Curtis
' Pennytoft'
Windmill Lane
Gosberton Risegate
Spalding Lincs PE11 4ES

Agent: Desmond & Irene Curtis
' Pennytoft'
Windmill Lane
Gosberton Risegate
Spalding Lincs PE11 4ES

Description: Erection of dwelling

Location : Plot Adj. 'Pennytoft' Windmill Lane
Gosberton Risegate Spalding

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

1 To grant permission would prejudice the preparation of the emerging South Holland Local Plan to 2011. The first draft of the replacement plan aims to reduce the over-supply of housing land in the district, and enable housing development more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011. This is in accordance with national policies expressed in Planning Policy Guidance Note No. 3 'Housing' that aim to concentrate housing development in urban areas and achieve a more sustainable pattern for such development.

2 The proposed development would add unnecessarily to the supply of housing land contrary to the above aims and policies. It would create a precedent for granting other permissions that would have the cumulative effect of prejudicing the preparation of the emerging Local Plan.

3 Gosberton Risegate is a small settlement with limited facilities where access to jobs, shops and other services is mainly by car. The proposal will not bring about improved accessibility, and thereby remains contrary to the aims and policies related to sustainable development referred to above.

4 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

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

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contribute to the increased risk of flooding elsewhere. Planning Policy Guidance Note 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:-
Location and block plans received 21 June 2001.

Director of Customer Services
07 NOV 2001 H08/0762/01

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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Lincolnshire
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Fax: (01775) 711253
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Town and Country Planning Act etc

DRAFT REFUSAL

Reference H08/0762/01 Received: 21-JUN-01 Type: OUTLINE

Name: Desmond & Irene Curtis
' Pennytoft'
Windmill Lane
Gosberton Risegate
Spalding Lincs PE11 4ES

Agent: Desmond & Irene Curtis
' Pennytoft'
Windmill Lane
Gosberton Risegate
Spalding Lincs PE11 4ES

Description: Erection of dwelling

Location : Plot Adj. 'Pennytoft' Windmill Lane
Gosberton Risegate Spalding

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

1 To grant permission would prejudice the preparation of the emerging South Holland Local Plan to 2011. The first draft of the replacement plan aims to reduce the over-supply of housing land in the district, and enable housing development more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011. This is in accordance with national policies expressed in Planning Policy Guidance Note No. 3 'Housing' that aim to concentrate housing development in urban areas and achieve a more sustainable pattern for such development.

2 The proposed development would add unnecessarily to the supply of housing land contrary to the above aims and policies. It would create a precedent for granting other permissions that would have the cumulative effect of prejudicing the preparation of the emerging Local Plan.

3 Gosberton Risegate is a small settlement with limited facilities where access to jobs, shops and other services is mainly by car. The proposal will not bring about improved accessibility, and thereby remains contrary to the aims and policies related to sustainable development referred to above.

4 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 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:-
Location and block plans received 21 June 2001.

Director of Customer Services
05 NOV 2001

H08/0762/01