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: H08/1205/01 Received: 12-OCT-01 Type: FULL

Name: Mrs C Howlett
34 Sheppersons Avenue
Gosberton Risegate
Spalding
Lincs PE11 4EX

Agent: S A Moore
9 Lowgate
Gosberton
Spalding
Lincs PE11 4NL

Description: Proposed new bungalow

Location : Adj. 34 Sheppersons Avenue Gosberton Risegate

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 District Local Plan to 2011, which 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, and in accordance with the Government's policies in 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 which would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of those aims.

2 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 No. 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:
Site Location Plan, Block Plan & Elevations Plan received on 12 Oct 01.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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

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The Environment Agency has objected to the proposal given the absence of a flood risk assessment under the provisions of Planning Policy Guidance Note No. 25 "Development and Flood Risk", July 2001. 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 Braithwaite tel: 01522 785896).

Director of Customer Services

19 DEC 2001 H08/1205/01

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 H08/1205/01 Received: 12-OCT-01 Type: FULL

Name: Mrs C Howlett
34 Sheppersons Avenue
Gosberton Risegate
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Agent: S A Moore
9 Lowgate
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Lincs PE11 4NL

Description: Proposed new bungalow

Location : Adj. 34 Sheppersons Avenue Gosberton Risegate

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 District Local Plan to 2011, which 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, and in accordance with the Government's policies in 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 which would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of those aims.

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The determined plans are:
Site Location Plan, Block Plan & Elevations Plan received on 12 Oct 01.

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

H08/1205/01