SALLY WALTHAM
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Director of Housing & Planning Services

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09/0113/01 Received: 31-JAN-01 Type: OUTLINE

Name: P J Duffy Farms Ltd
Lyn-Way Nurseries
Main Road
Algakirk
Boston Lincs

Agent: Poddingtons
Rabbit Hollow
Church Lane
North Rauceby
Sleaford Lincs

Description: Proposed residential development

Location : Land off St Marks Road Holbeach St Marks
Spalding

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

1 The proposal is for development on a greenfield site and, although allocated in the Local Plan as a housing site, has no particular priority for housing development given that, in South Holland as a whole, land with the benefit of planning permission already exists to provide an adequate supply of housing. To release this greenfield site for housing development would be contrary to national policy guidance on sustainable patterns of development, in particular that in Planning Policy Guide No.3 (Housing), and to the aims of policies in the South Holland Local Plan (1998) as updated by the Council's Interim Rural Planning Statement Policy H2A. These seek to concentrate new housing in urban areas and achieve a more sustainable pattern of development.

2 The proposal would, if permitted, create an undesirable form of development to the extent that the residential amenity of future occupiers of the eastern most dwellings in particular would be adversely affected by the proximity of the site to a working farm which has planning permission for expansion (reference H09/0045/00). The proposal is thereby contrary to Policy E1 of the South Holland District Local Plan which requires new development to maintain the amenities of future residents.

The determined plans are:-
Dwg no. 2942-2 received 31 January 2001.

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HOUSING & PLANNING SERVICES DEPARTMENT

Director of Housing and Planning Services
24 AUG 2001

H09/0113/01

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.

Town and Country Planning Act etc

DRAFT REFUSAL

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The determined plans are:-

P Drawing No. 2942-2 - 31/1/01.