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: H09/0306/01 Received: 20-MAR-01 Type: FULL

Name: T W Suiter & Son Ltd
Diamond Terrace
Kings Lynn
Norfolk

Agent: T W Suiter & Son Ltd
Diamond Terrace
Kings Lynn
Norfolk

Description: Residential development - erect 30 bungalows

Location : Low Lane Holbeach
Spalding

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:
- reduce the over-supply of housing land in the district to be more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011, and;
- 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 the 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 of the emerging Local Plan and the achievement of those aims.

Given (i) an over-allocation of housing land in both Holbeach and South Holland District and (ii) that alternative sites are available for development, this particular site is considered unsuitable for residential development. This is because of its close proximity to the A17(T) and the likelihood of traffic noise having a detrimental impact upon the amenity of future residents.

Visibility at the junction of Low Lane and Battlefields Lane is substantially below requirements due to the presence of a hedge along the frontage of 107 Battlefields Lane. Drivers emerging from Low Lane into Battlefields Lane do not have sufficient visibility to the right, which is the traffic

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SOUTH HOLLAND DISTRICT COUNCIL

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approach side, to be able to see vehicles approaching the junction from that direction. Approval of this application would increase traffic movements at the junction of Low Lane and Battlefields Lane, thereby causing an unacceptable increase in the risk of vehicular conflict, contrary to the interests of highway safety.

The determined plans are:-
1:2500 local plan, 1:500 layout plan (including landscaping), dwelling specification dwgs (bungalow types LR, LC2, HC2 & T) received on 25 May 01.

Director of Customer Services
29 OCT 2001 H09/0306/01

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:H09/0306/01 Received: 20-MAR-01 Type: FULL

Name: T W Suiter & Son Ltd
Diamond Terrace
Kings Lynn
Norfolk

Agent: T W Suiter & Son Ltd
Diamond Terrace
Kings Lynn
Norfolk

Description: Residential development - erect 30 bungalows

Location : Low Lane Holbeach
Spalding

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:
- reduce the over-supply of housing land in the district to be more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011, and;
- 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 the 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 of the emerging Local Plan and the achievement of those aims.

Given (i) an over-allocation of housing land in both Holbeach and South Holland District and (ii) that alternative sites are available for development, this particular site is considered unsuitable for residential development. This is because of its close proximity to the A17(T) and the likelihood of traffic noise having a detrimental impact upon the amenity of future residents.

Visibility at the junction of Low Lane and Battlefields Lane is substantially below requirements due to the presence of a hedge along the frontage of 107 Battlefields Lane. Drivers emerging from Low Lane into Battlefields Lane do not have sufficient visibility to the right, which is the traffic approach side, to be able to see vehicles approaching the junction from that direction. Approval of this application would increase traffic movements at the junction of Low Lane and Battlefields Lane, thereby causing an unacceptable increase in the risk of vehicular conflict, contrary to the interests of highway safety.

The determined plans are:-

UNS 26-10-01

Director of Customer Services
26 OCT 2001

H09/0306/01

26/10

i) Amended 1:500
1:2500 location and layout plan (including landscaping) rec'd by the LPA on 25/5/01.

ii) Amended ~~[illegible]~~ 1:50 ~~and [illegible] digs [illegible] (dwelling~~ dwelling specification d'gs (bungalow types LR, LC2, HC2 and T) rec'd 25/5/01.

(8)

N7

TOWN AND COUNTRY PLANNING ACT 1971

REFUSAL OF RESERVED MATTERS

REFERENCE : H09/1337/90

DATE RECEIVED : 11 12 90

APPLICANT : T W Suiter & Son Ltd AGENT :
Diamond Terrace
Kings Lynn
Norfolk

TYPE : RM GRID REF : 536800 325580

DESCRIPTION : Proposed estate development comprising 34 no. single storey dwellings

LOCATION : Low Lane, Holbeach

The South Holland District Council hereby give notice that APPROVAL HAS BEEN REFUSED in respect of the above details for the following reason(s):

1 The details as submitted fail to respond and take into account the shape, unique profile and the somewhat restricted depth of the proposed site to the extent that, if permitted, the development would result in an uncharacteristic and over-development of land for housing in that part of Holbeach, seriously detrimental to the established character and residential amenities of the area.

B Smith

District Planning Officer
15 February, 1991 (C)

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE

TELEPHONE: SPALDING 761161

H09/1537/90

H09/1995/90

