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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: H09/0438/00 Received: 11-APR-00 Type: OUTLINE

Name: Village Green Consortium
c/o A Worth
Old White House
Holbeach Hurn
Spalding, Lincolnshire

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development including siting and means of access (Site B).

Location : Marsh Road Holbeach Hurn
Spalding Lincolnshire

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 of a greenfield site and in the Council's opinion is not a sufficiently sustainable location for housing. Holbeach Hurn is a small village with very limited facilities where access to jobs, shops and other services would be mainly by car. The proposal would thereby be contrary to national policy guidance on sustainable patterns of development, in particular that in Planning Policy Guidance Note No. 3 (Housing) and to the aims of policies in the South Holland District Local Plan (1998), as updated by the Council's Interim Rural Housing Planning Statement Policy H2A, and in the emerging Lincolnshire Structure Plan, which seek to concentrate housing development in urban areas and achieve a more sustainable pattern of development.

2 To approve this proposal would have a cumulative effect on the scale and location of housing that would be so significant as to prejudice the outcome of the Local Plan review process and the ability of the local planning authority to deliver a sustainable pattern of development in accordance with the guidance in Planning Policy Guidance Note No. 3 (Housing) and Planning Policy Guidance Note No. 7 (The Countryside - Environmental Quality and Economic and Social Development).

3 In both the adopted South Holland District Local Plan and first deposit draft Local Plan the site lies outside the development boundary of Holbeach Hurn and is designated as open space. The

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Lincolnshire
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S O U T H
H O L L A N D
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proposed development would thereby be contrary to Policy LT3 of both the adopted and emerging Local Plans which seeks to prevent the loss of public open space.

4 The proposal is contrary to Policy E6 of the South Holland District Local Plan in that an archaeological assessment has not been submitted in sufficient detail to enable the local planning authority to determine the application on this site which is of archaeological significance or potential.

The determined plans are:
Site location plan and dwg. no. HH.2 received 11 April 2000.

Director of Customer Services
14 JAN 2002 H09/0438/00

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

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Director of Customer Services
10 JAN 2002

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