

FILE COPY

Town and Country Planning Act 1990 Refusal of Planning Permission

Reference: H09-1048-14 Received: 28th January 2015

Type: OUTLINE

Name: T Bingham & J Naylor
47b Cowbit Road
Spalding
Lincs
PE11 2RH

Agent: G R Merchant Ltd
Unit 4 - Wrights Mews
12a Park Road
Holbeach
Spalding
Lincolnshire
PE12 7EE

Description: Residential development - part affordable housing scheme

Location : Roman Bank Holbeach Bank
Spalding

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

- 1 The proposed development is considered to be inherently unsustainable as its location is outside of the development boundary of any settlement and is not well related or connected to facilities or services. It is considered that trips generated by the development would be car dominated and that there is a lack of pedestrian links.

Therefore the proposals are contrary to policies SG1, SG2 and HS7 of the South Holland Local Plan 2006 and to national guidance contained within the National Planning Policy Framework 2012, sections 6, 7 and Paragraph 14.

The Local Planning Authority has acted positively and proactively in determining this application within the statutory timeframe by identifying matters of concern with the proposed development. However, the issues are so fundamental to the proposal that it would not have been possible to negotiate a satisfactory solution and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx

Note(s):

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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admin: 01775 764723
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planningadvice@sholland.gov.uk
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The determined plans are:

Dwg. nos. 2708-14-02A and the Flood Risk Assessment by Geoff Beel Consultancy dated January 2015 submitted with the application.



Paul Jackson
Planning Manager

22nd April 2015

H09-1048-14

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.