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: H09/1077/01 Received: 14-SEP-01 Type: OUTLINE

Name: Crestall Properties
c/o Jon Topham
Regeneration & Property Serv.
The Hollies, 2 Station Road
Theddingworth Leics LE17 6QS

Agent: Jon Topham
Regeneration & Property Serv.
The Hollies
2 Station Road
Theddingworth Leics LE17 6QS

Description: Erection of 29 dwellings

Location : Land off Foxes Low Road Holbeach

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

1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy H3 of the adopted South Holland District Local Plan and Policy 13 of the Lincolnshire Structure Plan Review. These policies are in accordance with national planning policies set out in Planning Policy Guidance Note No. 7, 1997 (The Countryside - Environmental Quality and Economic and Social Development), and are aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of these policies because, as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

2 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, 10 and 11 of the Lincolnshire Structure Plan to 2011 and,

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- 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 a 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 to 2011 and the achievement of those aims.

3 The application site fronts onto a section of Class 3 County Road, beyond the natural limits of the town of Holbeach where there is no facility for pedestrians to be able to walk in safety between the site and the town centre. The narrow verges on each side of Foxes Low Road preclude the provision of new footway. Without such provision residents of the proposed development and their visitors will have to either walk on the carriageway, which has bends which would leave them unsighted to other road users, or use a motor vehicle to get to the town centre. The former would be contrary to highway safety and the latter represents an unsustainable form of residential development.

4 The proposal is contrary to Policy LT2 of the South Holland District Local Plan in that there is no public open space proposed.

5 The proposal is contrary to Planning Policy Guidance Note No. 25 (Development and Flood Risk) in that no technical information or flood risk assessment has been provided with the application in relation to flood risk.

The determined plans are:-
Site and location plans received on 7 September 2001.

Director of Customer Services
21 NOV 2001 H09/1077/01

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

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Description: Erection of 29 ~~new~~ dwellings

Location : Land off Foxes Low Road Holbeach

South Holland District Council hereby give notice that permission has been refused etc for the following reasons:

1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy H3 of the adopted South Holland District Local Plan and Policy 13 of the Lincolnshire Structure Plan Review. These policies are in accordance with national planning policies set out in Planning Policy Guidance Note No. 7, 1997 (The Countryside - Environmental Quality and Economic and Social Development), and are aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of these policies because, as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

2 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, 10 and 11 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 a supply of housing land

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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 to 2011 and the achievement of those aims.

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4 The proposal is contrary to Policy LT2 of the South Holland District Local Plan in that there is no ~~provision within the development for the provision of~~ public open space. proposed

5 The proposal is contrary to Planning Policy Guidance Note No. 25 (Development and Flood Risk) in that no technical information or flood risk assessment has been provided with the application in relation to flood risk.

The determined plans are:-
Site and location plans received on 7 September 2001.

Director of Customer Services
16 NOV 2001

H09/1077/01

US 21/11/01.

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