

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09/1231/01

Received: 22-OCT-01

Type: OUTLINE

Name: Mr and Mrs R Kent
Low Lane
Holbeach
Spalding
Lincs

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

Description: Residential development

Location : Low Lane Holbeach

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

- 1 The proposal is contrary to Policy H2 of the first deposit draft South Holland District Local Plan to 2011. This policy is part of an overall housing strategy within the evolving Local Plan which aims to:
 - reduce the present over-supply of housing land in the district to more in line with Policies 9 & 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 other permissions. This would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of those aims.
- 2 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. Further, the future occupiers of the dwelling may experience odour from the adjacent pumping station to the east.

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

- 3 The site is within the indicative flood risk area as detailed on the Environment Agency 2000 Indicative Floodplain Map. The site is therefore at risk of flooding, and its development may also contribute to the increased risk of flooding elsewhere. Planning Policy Guidance Note No. 25 "Development and Flood Risk" (PPG25) requires that a Flood Risk Assessment be submitted in support of planning applications for developments which are at risk of flooding. This application is not supported by a Flood Risk Assessment and is therefore not in accordance with PPG25.

The determined plans are:

Elevation plan received 22 October 2001.

Dwg no. 01A received 12 December 2001.

Director of Customer Services

16 JAN 2002

H09/1231/01

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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is not supported by a Flood Risk Assessment and is therefore not in accordance with PPG25.

The determined plans are:

Director of Customer Services
10 JAN 2002

H09/1231/01

challenge received on 22 Oct 01

challenge received on 12 Dec 01

21/11

UNS 15-1-02