

Urgent Fax Message

Snobake
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To: [redacted]
From: [redacted]
Company: [redacted]
Company: [redacted]
Fax: [redacted]
Telephone: [redacted]
Date: [redacted]
No. of Pages: 2



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: H11/1449/01

Received: 20-DEC-01

Type: OUTLINE

Name: Mr and Mrs Ward
61 Cowpers Gate
Long Sutton
Spalding
Lincs

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

Description: Residential development

Location : Plot adj. 61 Cowpers Gate Long Sutton

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

- 1 The proposal would be contrary to Policy H2 of the First Deposit Draft of the South Holland District Local Plan to 2011, which, in combination with other policies, seeks to achieve a more sustainable pattern of housing development in South Holland. 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 emerging 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).
- 2 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:

Block and location plan received 20 December 2001.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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

21 FEB 2002

H11/1449/01

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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The determined plans are:

Block and weather plan received on 20-12-02.

Director of Customer Services
20 FEB 2002

H11/1449/01