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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: H13/0442/00 Received: 11-APR-00 Type: OUTLINE

Name: Mr T Johnson
Halmer House
Church Gate
Whaplode, Spalding
Lincolnshire. PE12 6TA

Agent: C W Mager
The Estate Office
Langton Court, Burgh Road
Skegness
Lincolnshire PE25 2RB

Description: Residential development.

Location : Church Lane Moulton
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 on a greenfield site and in the Council's opinion is not a sufficiently sustainable location for housing. Notwithstanding that the site is allocated for housing in the Local Plan, Moulton is a village with 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 Furthermore, the proposal would also be contrary to Policy H3 in the First Deposit Draft Local Plan which, in combination with Policies H1, H2 and other policies, seeks to achieve a more sustainable pattern of housing development in South Holland. To approve this proposal would have a significantly cumulative effect on the scale and location of housing that would 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".

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
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Fax: (01775) 711253
Email: Info@sholland.gov.uk

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The determined plans are:
Site location plan received on 11 Apr 00.

In the event that you wish to take the proposal further or re-submit a similar application you are advised that a flood risk assessment is likely to be required in accordance with Planning Policy Guidance Note No. 25 "Development and Flood Risk". If you require further advice on this matter please contact the Environment Agency (Mr Mike Braithwaite tel: 01522 785896).

Director of Customer Services
14 DEC 2001 H13/0442/00

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

Reference H13/0442/00 Received: 11-APR-00 Type: OUTLINE

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Description: Residential development.

Location : Church Lane Moulton
Spalding Lincolnshire

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

1 The proposal is for development on a greenfield site and in the Council's opinion is not a sufficiently sustainable location for housing. Notwithstanding that the site is allocated for housing in the Local Plan, Moulton is a village with 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 Furthermore, the proposal would also be contrary to Policy H3 in the First Deposit Draft Local Plan which, in combination with Policies H1, H2 and 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 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".

The determined plans are:
Site location plan received on 11 Apr 00.

~~The Environment Agency has objected to the proposal given the absence of a flood risk assessment~~. In the event that you wish to take the proposal further or re-submit a similar application you are advised to ~~carry out such an assessment~~.

If you require further advice on this matter please contact the Environment Agency (Mr Mike Briathwaite tel: 01522 785896).

✓ d 13/12

Director of Customer Services
13 DEC 2001

H13/0442/00

see standard note

✓ ars 14/12