

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H14/0411/01

Received: 04-APR-01

Type: OUTLINE

Name: Allison Homes
Banbury Close
Spalding
Lincs
PE11 2BS

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Residential development

Location : Land off Six House Bank West Pinchbeck
Spalding

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 adopted Local Plan, Northgate/West Pinchbeck is a village with a limited range of 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 PPG 3, 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 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 PPG 3 and PPG 7. The proposal would also be contrary to Policy H4 in the First Deposit Draft Local Plan which seeks to protect the countryside from development.
- 3 The proposal is contrary to Policy E6 of the South Holland District Local Plan in that an archaeological assessment has not been submitted in sufficient detail to enable the local planning

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

authority to determine the application on this site which is of archaeological significance or potential.

- 4 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 25 "Development and Flood Risk", (PPG 25), requires that a Flood Risk Assessment be submitted in support of planning applications for developments which are at risk of flooding. The application is not supported by a Flood Risk Assessment and is therefore not in accordance with PPG 25.

The determined plans are:

1:2500 site location plan, Development Appraisal and Archaeological Assessment received 4 April 2001.

Director of Customer Services

22 FEB 2002

H14/0411/01

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

Reference H14/0411/01

Received: 04-APR-01 Type: OUTLINE

Name: Allison Homes
Banbury Close
Spalding
Lincs
PE11 2BS

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Residential development

Location : Land off Six House Bank West Pinchbeck
Spalding

**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 adopted Local Plan, Northgate/West Pinchbeck is a village with a limited range of 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 PPG 3, 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 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 PPG 3 and PPG 7. The proposal would also be contrary to Policy H4 in the First Deposit Draft Local Plan which seeks to protect the countryside from development.
- 3 The proposal is contrary to Policy E6 of the South Holland District Local Plan in that an archaeological assessment has not been submitted in sufficient detail to enable the local planning authority to determine the application on this site which is of archaeological significance or potential.
- 4 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 25 "Development and Flood Risk", (PPG 25), requires that a Flood Risk Assessment be submitted in support of planning applications for developments which are at risk of flooding. The application is not supported by a Flood Risk Assessment and is therefore not in accordance with PPG 25.

The determined plans are:

1:2500 Site Location Plan 4-4-01
Development Appraisal ✓
Archaeological Assessment ✓

Director of Customer Services
20 FEB 2002

H14/0411/01

21/2

PM 21/2

P2 21/2