



Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0127/96

Received: 12-FEB-96 Type: FULL

Name: Swallow Homes Ltd

Agent: Swallow Homes Ltd

Swallow House

Swallow House

Banbury Close

Banbury Close

West Elloe Avenue

West Elloe Avenue

Spalding, Lincs, PE11 2BS

Spalding, Lincs, PE11 2BS

Description: Residential development - 84 dwellings and associated estate roads

Location : Land west of Woolram Wygate (Wygate Park - Phase 8 plus amendments to Phase 7) Spalding Lincs

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

- 1 In the opinion of the Local Planning Authority, the proposed development would, if approved, be a significant departure from the approved development brief in force for this location, in so far as it fails to reflect the requirements relating to the interaction and disposition of open space/community/retail facilities with the cycleway/footpath network and fails also to satisfactorily divide the residential development into identifiable areas. As a result, the proposed development which conflicts with approved junction positions is considered to be unsatisfactory and detrimental to the proper planning of the area.
- 2 The location and design of the dwellings on plots 1 to 11 and 81 to 84 fails to take into account noise and general disturbance resulting from the proposed site of the retail/community development, details of which are unknown.
- 3 The proposed development of Phase 8 fails to provide for the extension of the distributor road, which is essential infrastructure for the circulation of traffic allowing, when completed, the development of the whole area which is allocated for residential development in the Council's Development Plan.
- 4 The layout proposed for Phase 8 allows for the extension of the estate road westwards (between plots 39 and 40) giving the potential for further development without extending the distributor road.
- 5 In the absence of further traffic information it is considered that this proposed development, over and above the existing housing currently built and permitted, will create problems of long delays at the Woolram Wygate/ Pinchbeck Road junction.
- 6 The visibility provided at the accesses for the retail site, the road serving plots 27 - 59 and the cul-de-sac serving plots 32 - 38 are below the recommended standard. Vehicles emerging from these junctions will

have inadequate vision of oncoming traffic to the detriment of highway safety.

- 7 The length of the cul-de-sac proposed, off the distributor road exceeds the maximum length permitted (without an emergency link), in the design guide, to the detriment of highway safety.

Director of Housing and Planning Services
21-JUN-96 H16/0127/96

This decision refers only to that required for the purposes of the Town and Country Planning Act 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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19-JUN-96

AD check.....\$12/6

Authorised to issue (inc Delegation). 21/6...