SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16-0208-15 **Received:** 23rd March 2015 **Type:** FULL

Name: Ms Glynis Kemp
Gmk Panic Link Ltd
107 Bourne Road
Spalding
Lincs
PE11 3LJ

Agent: John Smith Property Maintenance Ltd
9 Lilburn Drive
Spalding
Lincs
PE11 3NY

Description: Proposed static caravan

Location : GMK Panic Link Ltd 107 Bourne Road
Spalding Lincs

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

1 The site in question is situated in Flood Zone 3a, which is defined by the Council's Strategic Flood Risk Assessment as having a high probability of flooding. The development type in the proposed application is classified as 'Highly Vulnerable' in accordance with Table 2 in the Flood Risk and Coastal Change Section of the Planning Practice Guidance. As such the proposed development is not compatible in the flood zone within which it is situated and is therefore clearly contrary to the provisions of Section 10 of the National Planning Policy Framework, 2012 and the accompanying Planning Practice Guidance.

The Local Planning Authority has acted positively and proactively in determining this application within the statutory timeframe, and by identifying matters of concern with the application and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory solution and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx.

The determined plans are:
Photographs 1, 2, 3, 4 and 5. Site Location Plan (1:1250), Block Plan (1:500) and Dwg. Ref. 2 Boundary Distances.

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Paul Jackson
Planning Manager

14th May 2015 **H16-0208-15**

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.