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: H16/0234/02 Received: 27-FEB-02 Type: OUTLINE

Name: Roe Farm
Hectar House
Bourne Road
Pode Hole
Spalding Lincs PE11 3LL

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Residential development (10 dwellings)

Location : Land off Bourne Road Pode Hole

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. Pode Hole is a small settlement 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 Planning Statement Policy H2A, and in the emerging Lincolnshire Structure Plan, all of which seek to concentrate housing development in urban areas and achieve a more sustainable pattern of development.

2 The proposal would be contrary to Policy H4 and the aim of other policies of the First Deposit Draft of the South Holland District Local Plan to 2011 which, in combination seek 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 Government's 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
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Note:
The Environment Agency has objected to the proposal given the absence of a flood risk assessment under the provisions of Planning Policy Guidance Note No. 25 "Development and Flood Risk", July 2001. 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 Braithwaite tel: 01522 785896).

The determined plans are:
Site location plan and dwg. No. 98/53/01A received 27 February 2002.

Head of Planning & Development
08 OCT 2002

H16/0234/02

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 H16/0234/02 Received: 27-FEB-02 Type: OUTLINE

Name: Roe Farm
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Agent: East Midlands Design Assoc.
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Description: Residential development (10 dwellings)

Location : Land off Bourne Road Pode Hole

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. Pode Hole is a small settlement 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 Planning Statement Policy H2A, and in the emerging Lincolnshire Structure Plan, all of which seek to concentrate housing development in urban areas and achieve a more sustainable pattern of development.

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Note:

The Environment Agency has objected to the proposal given the absence of a flood risk assessment under the provisions of Planning Policy Guidance Note No. 25 "Development and Flood Risk", July 2001. 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 Braithwaite tel: 01522 785896).

[illegible] amended plans
[illegible] under planning reg. no. 53/014 received on 29 Oct 02.

Director of Customer Services
03 OCT 2002

H16/0234/02

Town and Country Planning Act etc

DRAFT REFUSAL

Reference H16/0234/02 Received: 27-FEB-02 Type: FULL

Name: Roe Farm
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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:
1:2500 site location plan and dwg no. 98/59/01A received 27 February 2002.

The site of the proposed development is in an area of archaeological sensitivity and as such the Lincolnshire County Council Archaeological Section have requested further information in the form of an Archaeological Evaluation prior to making a recommendation. 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 evaluation. If you require further advice on this matter please contact the Lincolnshire County Council Archaeological Section (Mr Jim Bonner tel: 01522 553074).

Director of Customer Services
05 APR 2002

H16/0234/02