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FILE COPY

S O U T H

H O L L A N D
DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0449/01

Received: 11-APR-01

Type: OUTLINE

Name: Mr A A Bettinson
'Mortimer'
Raceground
Spalding Common
Spalding Lincs

Agent: L W Bliss (Design & Build)
13 Low Lane
Holbeach
Lincs

Description: Residential development - 1 plot

Location : 'Mortimer' Raceground
Spalding

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

- 1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7A of the Lincolnshire Structure Plan (Policy 13 of the emerging new structure plan) and South Holland District Local Plan Policy H3. These policies are in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1997 (The Countryside - Environmental Quality and Economic and Social Development), and are aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of these policies, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.
- 2 The proposal is also contrary to Policy H2A (which supersedes H5 of the South Holland District Local Plan) of the South Holland Interim Rural Housing Planning Statement. This policy seeks to focus residential development on existing settlements and previously developed land in accordance with Planning Policy Guidance Note No. 3 (Housing).
- 3 The proposal is in addition contrary to Policy E12 of the South Holland District Local Plan since it does not protect the open character of the countryside.

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The determined plans are:-

1:2500 site location plan and 1:200 block plan received on 11 Apr 01.

Director of Housing and Planning Services

06 JUN 2001

H16/0449/01

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

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

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- 3 The proposal is in addition contrary to Policy E12 of the South Holland District Local Plan since it does not protect the character of the countryside.

The determined plans are:-

1:2500 Site Works Plan

11-4-01

1:200 Block Plan

1

Director of Housing and Planning Services

30 MAY 2001

H16/0449/01

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