FILE COPY

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: H16/0745/02 Received: 18-JUL-02 Type: OUTLINE

Name: Mr Andrew J Back
42 Spalding Common
Spalding
Lincs
PE11 3AU

Agent: Mr Andrew J Back
42 Spalding Common
Spalding
Lincs
PE11 3AU

Description: Erection of detached 3 bed bungalow & double garage

Location : 42 Spalding Common 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 H3 of the adopted South Holland District Local Plan and Policy 13 of the Lincolnshire Structure Plan Review. These policies are in accordance with national planning policies 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 form a precedent for further similar proposals which would be difficult to resist.

2 Being situated outside the development boundary for Spalding, as shown on the adopted and emerging Local Plans, the proposed development would not comprise a sustainable form of development, which national and local policies seek to achieve. To approve the proposal would have a cumulative effect on the scale and location of housing that would be so significant as to

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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 Planning Policy Guidance Note No. 3 'Housing' and Planning Policy Guidance Note No. 7 'The Countryside -. Environmental Quality and Economic and Social Development'

The determined plans are:
1:2500 site location plan received 26 June 2002.
1:200 block plan received 18 July 2002.

Head of Planning & Development
29 AUG 2002 H16/0745/02

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 H16/0745/02 Received: 18-JUL-02 Type: OUTLINE

Name: Mr Andrew J Back
42 Spalding Common
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Lincs
PE11 3AU

Agent: Mr Andrew J Back
42 Spalding Common
Spalding
Lincs
PE11 3AU

Description: Erection of detached 3 bed bungalow & double garage

Location : 42 Spalding Common Spalding

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

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 H3 of the adopted South Holland District Local Plan and Policy 13 of the Lincolnshire Structure Plan Review. These policies are in accordance with national planning policies 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 form a precedent for further similar proposals which would be difficult to resist.

2 Being situated outside the development boundary for Spalding, as shown on the adopted and emerging Local Plans, the proposed development would not comprise a sustainable form of development, which national and local policies seek to achieve. To approve the 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 PPG3 and PPG7.

The determined plans are:
1:2500 site location plan received 26 June 2002.
1:200 block plan received 18 July 2002.

Director of Customer Services
20 AUG 2002

H16/0745/02

~~Reason~~ 2. Being situated outside the development boundary in Spalding, as shown on the adopted and emerging Local Plans,

1. The proposed development would not comprise a sustainable form of development, which national and local policies seek to achieve. To approve the 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.~~

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of agricultural land, the preservation of the character [illegible] 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 form a precedent for further similar proposals which would be difficult to resist.

Add 2nd Reason (see attached)

2 The proposal is contrary to Policy H3 of the First Deposit Draft of the South Holland District Local Plan to 2011. This policy is part of an overall housing strategy within the evolving Local Plan which aims to:

- reduce the oversupply of housing land in the district to be more in line with policies 9 & 10 of the Lincolnshire Structure Plan 2011, and;
- be in accordance with advise within the Government's Planning Policy Guidance Note No.3 'Housing'.

The proposed development would, if permitted, add unneccessarily to the supply of housing land, contrary to those aims, and would create a precedent for granting other permissions. This would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of those aims.

The determined plans are:
1:2500 Site Location Plan received 26 June 02 and 1:200 Block Plan received 18 July 02

Director of Customer Services
20 AUG 2002

H16/0745/02

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28/8.