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: H16/0787/02 Received: 23-JUL-02 Type: OUTLINE

Name: Mr Morris Wilson
7 Sheila Crescent
Spalding
Lincs
PE11 1LE

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

Description: Residential development

Location : Luck's Bridge Littleworth Drove
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 Visibility to the south from the proposed improved junction of South Drove with Littleworth Drove would be significantly restriced by the parapet of Luck's Bridge. Drivers emerging from South Drove into Littleworth Drove would not have sufficient visibility of vehicles approaching

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from the south and their vehicles would therefore be likely to be in conflict with northbound traffic. Approval of this application would significantly increase the incidence of this manoeuvre which would be an unacceptable increase in the risk to highway safety.

3 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:
Development Appraisal, Dwg. Nos.1535/AL1, 1538/AL8, 1538/AL9 & 1520/AD10B received 8 July 2002.

Head of Planning & Development
27 NOV 2002 H16/0787/02

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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DRAFT REFUSAL

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Description: Residential development

Location : Luck's Bridge Littleworth Drove
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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 Visibility to the south from the proposed improved junction of South Drove with Littleworth Drove would be significantly restriced by the parapet of Luck's Bridge. Drivers emerging from South Drove into Littleworth Drove would not have sufficient visability of vehicles approaching from the south and their vehicles would therefore be likely to be in conflict with northbound traffic. Approval of this application would significantly increase the incidence of this manoeuvre which would be an unacceptable increase in the risk to highway safety.

3 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:
Development Appraisal, Dwg. Nos AL1, AL8, AL9 AD10B received 8 July 2002.

Director of Customer Services
18 NOV 2002

H16/0787/02