SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

## Refusal of Planning Permission

Reference: H16/0862/98 Received:21-OCT-98 Type:FULL

Name: Wilcon Homes Northern Ltd
Wilcon House
Midland Way
Barlborough Links
Barlborough, Chesterfield

Agent: Wilcon Homes Northern Ltd
Wilcon House
Midland Way
Barlborough Links
Barlborough, Chesterfield

Description: Erection of 77 dwellings (2 storey)

Location : Land off Pinchbeck Road Spalding
Lincs

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

1 In the opinion of the Local Planning Authority the appearance of the proposed development is harmful to the visual importance and character of the site which has been identified in the South Holland District Local Plan as being suitable for low density and well landscaped development. In the opinion of the Local Planning Authority, the proposed development fails to satisfactorily take account of the visual importance of the site and its characteristics and cannot be regarded as being low density and well landscaped. As a consequence of the numbers of dwellings, their disposition and the number of access points onto Pinchbeck Road and the potential threat to preserved trees and loss of sections of mature hedgerow, the development would be seriously detrimental to the visual amenities and established character of the locality contrary to policies H1, E1 and E11 of the South Holland District Local Plan. Furthermore, the development fails to satisfactorily reflect and take account of the opportunities offered by the Vernatts embankment in terms of its potential value as public open space.

Director of Housing and Planning Services
27-JAN-99 H16/0862/98

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

**SALLY WALTHAM** BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

# DRAFT REFUSAL

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for the following reasons:

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21-JAN-99 Checked ...

Authorised to issue (inc Delegation)...