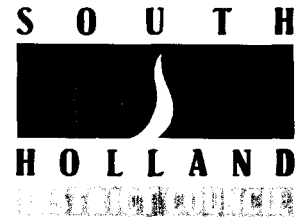




2003-2004
Supporting the Rural Economy



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Priory Road
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Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/1333/02

Received: 23-DEC-02

Type: FULL

Name: D'Arcy International Ltd
130 London Road
Boston
Lincs
PE21 7HB

Agent: Stephen Roberts Associates
71 Carholme Road
Lincoln
LN1 1RT

Description: Erection of 5 care cottage bungalows and associated parking

Location : Tanglewood Cedar Falls
London Road Spalding

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

- 1 The proposed development will result in an overdevelopment of this part of the site and detract from the amenities of this otherwise spacious site. This is illustrated by the bungalows being within 2 metres of the footway beside the entrance drive. As a result of this the occupants will be disturbed by traffic entering and leaving the site. The parking spaces are not overlooked by the development and the lack of surveillance may encourage crime. It is therefore considered that the proposal is contrary to Policy E1 of the South Holland District Local Plan 1998 which requires development to be in keeping with the character of the area and reduce the potential for crime and/or vandalism.
- 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 satisfactory Flood Risk Assessment and is therefore not in accordance with PPG25.

Note(s):

The determined plans are:

1:1250 Site location plan and Dwg. nos. 91443/5/08 and 02/039/D/04 received 6 December 2002.



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Sewison

Head of Planning & Development

04 NOV 2003

H16/1333/02

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.

Town and Country Planning Act etc
DRAFT REFUSAL

Reference H16/1333/02

Received: 23-DEC-02 Type: FULL

Name: D'Arcy International Ltd
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for the following reasons:**

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Note(s):

The determined plans are:

Dwg. nos. 91443/5/08 and 02/039/D/04 received 6 December 2002.

Director of Customer Services
03 NOV 2003

H16/1333/02