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: H17/0372/01 Received: 27-MAR-01 Type: OUTLINE

Name: Mr & Mrs Tunnard
c/o Brown & Co
Spalding
Lincs

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Residential development

Location : Land known as Walnut Tree Field Coalbeach Lane
Surfleet Spalding

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

1 To grant planning permission would prejudice the preparation of the emerging South Holland District Local Plan to 2011, the housing strategy of which aims to:
- reduce the over-supply of housing land in the district to be more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011, and
- to be in accordance with advice within the Government's Planning Policy Guidance Note No. 3 (Housing).
The proposed development would, if permitted, add unnecessarily 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.

2 The site forms an important element of this part of Surfleet that defines its open and rural character. Whilst the submitted illustrative layout demonstrates how open space can be retained as part of an overall scheme, the proposal remains detrimental to the open character and appearance of the area. The proposal is thereby contrary to Policy E1 of the adopted South Holland District Local Plan which requires new development to be in keeping with the character of an area.

Council Offices
Priory Road
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PE11 2XE
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The determined plans are:-
1:2500 Site location plan and Statement received 27 March 2001.
Dwg. Nos. 455/1/SK1 and 455/1/SK2 received 25 May 2001.

Director of Customer Services
31 OCT 2001 H17/0372/01

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.

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Town and Country Planning Act etc

DRAFT REFUSAL

Reference H17/0372/01 Received: 27-MAR-01 Type: OUTLINE

Name: Mr & Mrs Tunnard
c/o Brown & Co
Spalding
Lincs

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Residential development

Location : Land known as Walnut Tree Field Colbeach Lane
Surfleet Spalding

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

1 To grant planning permission would prejudice the preparation of the emerging South Holland District Local Plan to 2011, the housing strategy of which aims to:
- reduce the over-supply of housing land in the district to be more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011, and
- to be in accordance with advice within the Government's Planning Policy Guidance Note No 3 (Housing).
The proposed development would, if permitted, add unnecessarily 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.

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The determined plans are:- + Statement

1:2500 Site Location Plan 27-3-01

455/1/SK1 + 455/1/SK2 25-5-01

Director of Customer Services
26 OCT 2001

26/10

H17/0372/01

Ron 31/10

DZ 31/10.