

Regulation 4 Town and Country Planning General Regulations 1992

Refusal of Planning Permission

Reference: H17/0514/02

Received: 14-MAY-02 Type: County Council Reg 4

Name: Lincolnshire County Council
County Offices
Newland
Lincoln LN1 1ZA

Agent: HBS Property
Mill House
Brayfield Wharf North
Lincoln LN1 1YT

Description: Residential Development - Outline application

Location : Land off Station Road Hungate
Surfleet

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

- 1 The proposed development is contrary to Policy H3 of the First Deposit Draft of the South Holland District Local Plan to 2011 which permits development only on sites which currently have planning permission.
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 to 2011 and;
 - 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 Hungate is unsuitable in terms of its width, construction and lack of provision for pedestrians to serve the proposed development.
The carriageway of Hungate is single track only with no provision for vehicles to pass one another. The increase in traffic movements as a consequence of the proposed development would increase the frequency of vehicles meeting on Hungate and having to undertake unreasonable reversing

manoeuvres or use the highway verge in order to pass.

The carriageway construction of Hungate is consistent only with that required for rural roads. The increased use as a consequence of the proposed development would bring about a premature failure of the fabric of the highway.

The absence of footways on Hungate would mean that residents of the proposed development would have to walk on the carriageway where they would be at risk of injury from conflicts with the additional traffic on Hungate. These conditions are contrary to the interest of highway safety.

The determined plans are:

Site location plan received 30 April 2002.



Head of Planning & Development

08 OCT 2002

H17/0514/02

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

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Director of Customer Services
03 OCT 2002

H17/0514/02

Site location plan

Site location plan received on 30 Apr 02.

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