SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

**Town and Country Planning Act 1990**

# Refusal of Planning Permission

Reference: H22/0350/03 Received: 18-MAR-03 Type: OUTLINE

Name: Mr Peter Rodziewicz
225 Station Road
Whittlesey
Cambs
PE7 2HA

Agent: Tony Walton
25 Teasel Drive
Ely
Cambs
CB6 3WJ

Description: Erection of bungalow

Location : Moulton Chapel Road Cowbit

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

1 The site would not represent a sustainable location for new housing development as access to jobs, shops and other services would mainly be by car. The proposal would thereby be contrary to national policy guidance on sustainable patterns of development, in particular that in Planning Policy Guidance Note No. 3 'Housing' and to the aims of policies in the adopted South Holland District Local Plan, 1998, as updated by Policy H2A of the Council's Interim Rural Housing Planning Statement, 2001, and in the emerging Lincolnshire Structure Plan, 2000 which seeks to concentrate housing development in urban areas and achieve a more sustainable pattern of development.

2 The proposal would also be contrary to Policy H4 of the First Deposit Draft of the South Holland District Local Plan to 2011 which seeks to protect the countryside from development. Moreover, to approve this proposal would add to the supply of housing land and would have a cumulative effect on the scale and location of housing which would be so significant as to prejudice the outcome of the local plan review process and the ability of the Local Planning Authority to deliver a sustainable pattern of development in accordance with the guidance in Planning Policy Guidance Note No. 3 'Housing' and Planning Policy Guidance Note No. 7 'The Countryside - Environmental Quality and Economic and Social Development'.

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Note(s):

The determined plans are:
1;1250 site location plan recieved on 18 Mar 03.

The Environment Agency has objected because the site is within the Indicative Flood Plain as detailed on the Environment Agency's 2001 Indicative Flood Plain maps and no technical information or flood risk assessment (FRA) has been provided. This matter should be addressed in the event of an appeal against the decision.

**Head of Planning & Development**
**06 JUN 2003** H22/0350/03

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 H22/0350/03 Received: 18-MAR-03 Type: OUTLINE

Name: Mr Peter Rodziewicz
225 Station Road
Whittlesey
Cambs
PE7 2HA

Agent: Tony Walton
25 Teasel Drive
Ely
Cambs
CB6 3WJ

Description: Erection of bungalow

Location : Moulton Chapel Road Cowbit

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

1 The site would not represent a sustainable location for new housing development as access to jobs, shops and other services would mainly be by car. The proposal would thereby be contrary to national policy guidance on sustainable patterns of development, in particular that in Planning Policy Guidance Note No. 3 'Housing' and to the aims of policies in the adopted South Holland District Local Plan, 1998, as updated by Policy H2A of the Council's Interim Rural Housing Planning Statement, 2001, and in the emerging Lincolnshire Structure Plan, 2000 which seeks to concentrate housing development in urban areas and achieve a more sustainable pattern of development.

2 The proposal would also be contrary to Policy H4 of the First Deposit Draft of the South Holland District Local Plan to 2011 which seeks to protect the countryside from development. Moreover, to approve this proposal would add to the supply of housing land and would have a cumulative effect on the scale and location of housing which would be so significant as to prejudice the outcome of the local plan review process and the ability of the Local Planning Authority to deliver a sustainable pattern of development in accordance with the guidance in Planning Policy Guidance Note No. 3 'Housing' and Planning Policy Guidance Note No. 7 'The Countryside - Environmental Quality and Economic and Social Development'.

Note(s):

The determined plans are:
1;1250 site location plan recieved on 18 Mar 03.

The Environment Agency has objected because the site is within the Indicative Flood Plain as detailed on the Environment Agency's 2001 Indicative Flood Plain maps and no technical information or flood risk assessment (FRA) has been provided. This matter should be addressed in the event of an appeal against the decision.

**Director of Customer Services**
**02 JUN 2003**

H22/0350/03