

PLANNING

ELECTRONIC
VERSION

Planning Decision

P15/S3228/O

Grainger PLC
c/o Savills
2 Charlotte Place
Southampton
SO14 0TB

REFUSAL OF PLANNING PERMISSION

Application No : **P15/S3228/O**

Application proposal, including any amendments :

Outline application for the construction of circa 170 residential dwellings with associated vehicular access from New Road, internal access roads, public open space, landscaping and parking (detailed access with all other matters reserved). (As amended by agent letter dated 15 January 2016 and accompanying drawings and additional information, and additional highway and air quality information dtd 16 March 2016)

Site Location : **Land east of New Road East Hagbourne**

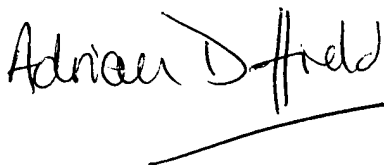
South Oxfordshire District Council hereby gives notice that **planning permission is REFUSED** for the carrying out of the development referred to above for the following reason(s) :

1. The proposed development would occupy farmland that helps to maintain distinct separation between the settlements of East Hagbourne and Didcot, which contributes to the character and appearance of the area and to the enjoyment of nearby public rights of way. The openness of the site affords views to the North Wessex Downs Area of Outstanding Natural Beauty (AONB) from New Road and from the public footpath immediately to the north of the site, and forms part of the setting of the AONB. Development of this site and the consequential loss of openness would result in a coalescence of settlements that would harm the role this site performs in protecting and enhancing the distinctive and valued landscape setting and identity of East Hagbourne and Didcot. Moreover, development of this site would result in the loss of the distinctive landscape boundaries of the settlements, which would harm the valued landscape setting of the AONB. As such, the development



would result in significant and demonstrable harm and is contrary to the National Planning Policy Framework, in particular but not confined to paragraphs 7,14, 109 and 115, and is contrary to policy CSEN1 of the South Oxfordshire Core Strategy and saved policies G2, G4, D1 (ii and iv) and C4 of the South Oxfordshire Local Plan 2011.

2. In the absence of a completed S106 agreement the application fails to secure infrastructure necessary to meet the needs of the development, contrary to policy CSI1 of the South Oxfordshire Core Strategy and saved policy R6 of the South Oxfordshire Local Plan 2011 and the National Planning Policy Framework.
3. In the absence of a completed S106 agreement the proposal fails to secure affordable housing to meet the needs of the District contrary to policies CSH3 of the South Oxfordshire Core Strategy and the National Planning Policy Framework.

A handwritten signature in black ink, reading "Adrian D. Field". The signature is written in a cursive style and is underlined with a single horizontal line.

Head of Planning
18th May 2016

STATUTORY INFORMATIVE

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under sections 78 and 79 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from :

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN
Telephone : 0303 444 5000
www.planningportal.gov.uk
email: enquiries@pins.gsi.gov.uk.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council

(District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.

OTHER INFORMATION

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website (www.planningportal.gov.uk).