

NOTICE OF DECISION

Town and Country Planning Act 1990



Sutherland PLS Ltd
1st Floor, 1 Stamford Fort Cottages
Stamford Road
Plymouth
PL9 9SQ

Application Number: 17/P/5545/OUT

Category: Outline application

Application No: 17/P/5545/OUT
Applicant: Mr C Sanders
Site: Land Off, Bleadon Road, Bleadon, North Somerset
Description: Outline planning permission for the erection of up to 200 dwellings, a Health Centre, a Doctors Surgery, retail outlets and office/employment space with all matters reserved for subsequent approval

North Somerset District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** consent for the above development for the following reasons:

- 1 This unallocated rural site is in an unsustainable location outside the settlement boundaries of Bleadon and fails to have regard to the requirement that residential development needs, at least, to be within the boundary of the village. The development would therefore generate demand for local services and employment opportunities on a scale that cannot be met without prejudice to other policies in the Development Plan, and these services and facilities are not regarded as readily accessible from the site by means other than the private car. The development is therefore contrary to and Core Strategy Policy CS33, the Site Allocations Plan and sustainable objectives in the NPPF.
- 2 The development by reason of its scale and character would fail to make a positive visual contribution to the quality of the local environment. In relation to this it is considered that the proposal would not respect or enhance the established character and appearance of this part of the village. The proposal is therefore not in accordance with Policies CS5 of the Core Strategy and DM10 and DM11 of the Sites and Policies Plan.
- 3 The applicant has failed to provide sufficient or adequate information in the Transport Assessment to inform this major application, and as a result fails to comply with the key objectives of sustainability development outlined within NPPF, and that it will not result in a detrimental effect on highways safety contrary to Policy DM24 of the Sites and Policies Plan Part 1.
- 4 The applicant has failed to provide sufficient information in terms of flood risk and has not satisfied the requirements of the Sequential and Exceptions Tests under the

National Planning Policy Framework (NPPF) and therefore fails to satisfy the requirements of Policy CS3 of the Core Strategy and Policy DM1 of the Sites and Policies DPD.

- 5 The applicant has failed to provide adequate ecological survey information to demonstrate compliance with the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. Under these circumstances this large-scale development fails to have regard to and is contrary to Policy CS4 of the Core Strategy and DM8 of the Sites and Policies Plan.

Advice Notes:

- 1 Positive and proactive statement: The council worked with the applicant in a positive and proactive manner and implemented the requirement in the National Planning Policy Framework (paragraph 38) by publishing local planning guidance on the council's website, offering pre-application advice and publishing statutory consultee and neighbour comments on the council's website. The council also looked for solutions to enable the grant of planning permission and invited amendments and/or additional information be submitted to overcome concerns. However, notwithstanding these efforts the application does not comply with the relevant planning policies and clear reasons have been given to help the applicant understand why planning permission has not been granted.

Date: 17 September 2018

Signed:



Head of Development
Management

Please use our [online contact form](http://www.n-somerset.gov.uk/contactplanning) at www.n-somerset.gov.uk/contactplanning if you require further information on this decision.

NOTES RELATING TO A DECISION TO REFUSE PERMISSION

These notes are intended as helpful advice. PLEASE READ THEM CAREFULLY.

Appeals

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or by any of the conditions, then you can appeal to the Secretary of State for the Environment in accordance with the provisions of Town and Country Planning Act 1990. If this is a decision to refuse planning permission for a householder application ¹ or shopfront proposal and you want to appeal, then you must do so **within 12 weeks** of the date of this notice. If this is a decision to refuse Advertisement Consent then you must submit your appeal **within 8 weeks** of the date of this notice. In all other cases if you want to appeal against your local planning authority's decision then you must do so **within 6 months** of the date of this notice.

Appeals must be made using a form, which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Alternatively, your appeal can be submitted electronically using the Planning Portal at www.gov.uk/appeal-planning-inspectorate.

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 that 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 imposed, having regard to the statutory requirements, to the provisions of a Development Order or to directions given under it. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

How to get our advice

It is well worth contacting the officer who dealt with your application to see if an alternative solution can be reached which would avoid the need for an appeal. Should you require our written advice prior to submitting a new application please be aware that there is normally a fee for such requests. Details of how to obtain our advice prior to submitting an application can be found on our website.

Access to further information

Further guidance on Planning and Building regulation information and services can be accessed on our website and on the Planning Portal at www.planningportal.co.uk.

We strongly encourage the submission of planning applications via the Planning Portal. We also provide an online planning service on our website that allows you to monitor and review all applications we receive. This can help you keep you up-to-date with planning matters in your area.

This publication is available in large print, Braille or audio formats on request. Help is also available for people who require council information in languages other than English. Please contact us using our www.n-somerset.gov.uk/contactplanning

¹ Householder developments are defined as those within the curtilage of a house and are not a change of use or the creation of an additional dwelling or flat. Included in householder developments are extensions, conservatories, loft conversions, dormer windows, alterations, garages, car ports or outbuildings, swimming pools, walls, fences, domestic vehicular accesses including footway crossovers, porches and satellite dishes.