

NOTICE OF DECISION
Town and Country Planning Act 1990

DRAFT



Aspect360
45 Oakfield Road
Clifton
Bristol
BS8 2AX

Application Number
Category

15/P/0983/O
Outline Planning
Permission

Application No: 15/P/0983/O
Applicant: Coldharbour Land Ltd
Site: Land at Wentwood Drive, Weston-super-Mare, BS24 9ND
Description: Outline application with all matters reserved except access for up to 50 no. dwellings with associated parking, hard/soft landscaping and open space, drainage and infrastructure

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

Reasons

- | Reason Number | Reason |
|---------------|---|
| 1 | The proposed development, by reason of its scale and location will cause unacceptable harm to the character and appearance of the landscape, including views towards the Mendip Hills Area of Outstanding Natural Beauty. The proposed development is therefore contrary to Policies CS5 and CS12 of the Core Strategy, Policy GDP/3 of the North Somerset Replacement Local Plan, Policy E1 (Mendip Ridges and Coombs) of the North Somerset Landscape Character Assessment, Policies DM10 and DM11 of the Sites and Policies Plan Part 1 - Development Management Policies (Publication Version) and Paragraphs 58, 64, 75 and 109 of the National Planning Policy Framework. |
| 2 | The location of the site, by reason of its distance to the nearest services and facilities and the gradient of the routes leading to it will not encourage walking or cycling. Instead residents of the development will be over-reliant on vehicle use, even when undertaking local journeys. This is not conducive to sustainable development and the proposal is contrary to Policies CS1 & CS10 of the North Somerset Core Strategy, Policy T/10 of the North Somerset Replacement Local Plan, Policy DM24 of the Sites and Policies Plan Part 1 - Development Management Policies (Publication Version) and Paragraph 35 of the NPPF. |

Informatives

Advice note(s)

The decision was taken on the basis of the following application documents:

Reports:

DRAFT

- " Planning Supporting Statement, April 2015
- " Design and Access Statement Rev A - March 2016
- " Sustainability and Energy Statement, April 2015
- " Affordable Housing Statement, April 2015
- " Ecological Impact Assessment, December 2014
- " Landscape and Visual Impact Assessment and Appendices - June 2015
- " Supplementary Bat Activity Survey, December 2015
- " Bat Lighting Mitigation Strategy Rev 'A' 22nd March 2016.
- " Archaeological Desk Based Assessment 16/04/2015;
- " Magnetometer Survey Report, November 2014
- " Archaeological Written Scheme of Investigation 03/09/15;
- " Archaeological Trench Evaluation Report by HPS 01/12/15;
- " Transport Statement, March 2015 and further response to dated 26/06/15
- " Transport, Traffic and Highways Update Note, February 2016, by IMA
Transport Planning, submitted 18/02/16;
- " Flood Risk Assessment 16/04/2015

Drawings:

- " Site Location Plan (L(01)01) 16/04/15;
- " Topographic Survey, 16/04/15;
- " Illustrative Development Layout (SK05 Rev 05), submitted 01/02/16;
- " Density Parameter Plan (110 Rev A), submitted 01/02/16;
- " Scale Parameter Plan (111 Rev A), submitted 01/02/16;
- " Housing Parameter Plan (112 Rev B), submitted 19/02/16;
- " Landscape and Ecological Mitigation and Enhancement Parameter Plan
(1196-01 Rev D), submitted 15/02/16;
- " Supplementary Ecological Parameter Plan - Grazing Strategy
- " IMA-14-094 002 Rev B - Site Access
- " IMA-14-094 005 Rev B- Traffic Calming Scheme & Pedestrian
Improvement Scheme
- " IMA-14-094 007 Rev A - Refuse Vehicle Swept Path Analysis
- " IMA-14-094 008 Rev E- Wentwood Drive Proposed Highway
Improvements
- " IMA-14-094-009 Rev A - Additional Speed Bumps
- " IMA-14-094-011 - Footway Works
- " IMA-14-094-012A - Consolidated Highways Proposals

Date: 11 May 2016

Signed

Director of Development & Environment

Please use our [online contact form](#) if you require further information on this decision.

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The location of the site, by reason of its distance to the nearest services and facilities and the gradient of the routes leading to it will not encourage walking or cycling. Instead residents of the development will be over-reliant on vehicle use, even when undertaking local journeys. This is not conducive to sustainable development and the proposal is contrary to Policies CS1 & CS10 of the North Somerset Core Strategy, Policy T/10 of the North Somerset Replacement Local Plan, Policy DM24 of the Sites and Policies Plan Part 1 - Development Management Policies (Publication Version) and Paragraph 35 of the NPPF.

Informatives

Advice note(s)

The decision was taken on the basis of the following application documents:

Reports:

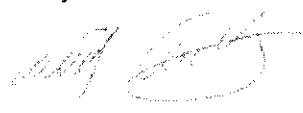
- " Planning Supporting Statement, April 2015
- " Design and Access Statement Rev A - March 2016

- " Sustainability and Energy Statement, April 2015
- " Affordable Housing Statement, April 2015
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- " IMA-14-094 007 Rev A - Refuse Vehicle Swept Path Analysis
- " IMA-14-094 008 Rev E- Wentwood Drive Proposed Highway Improvements
- " IMA-14-094-009 Rev A - Additional Speed Bumps
- " IMA-14-094-011 - Footway Works
- " IMA-14-094-012A - Consolidated Highways Proposals

Date: 13 May 2016

Signed: 

Director of Development & Environment

Please use our [online contact form](http://www.n-somerset.gov.uk/contactplanning) on our website 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 application¹ 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.planningportal.gov.uk/pcs.

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.gov.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.