



Notice of Decision

GEOFF PERRY ASSOCIATES LTD - MRS SINEAD ROSE
 THE SHRUBBERY
 28 ERDINGTON ROAD
 ALDRIDGE
 WS9 8UH

Town and Country Planning Act 1990

The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

| | |
|-------------------------|---|
| Application for: | Full Planning Permission Major |
| Application No: | 20/00873/FULM |
| Applicant: | Keepmoat Homes - Miss Elizabeth Woodhouse |
| Agent: | Geoff Perry Associates Ltd - Mrs Sinead Rose |
| Proposal: | Residential development of 103 dwellings and associated access and infrastructure |
| Site Address: | Field Reference Number 7108 Eakring Road Bilsthorpe Nottinghamshire |

Newark and Sherwood District Council as Local Planning Authority in pursuance of their powers under the said legislation **Refuse Full Planning Permission Major** for the development described in the above application, for the reasons set out below.

Reasons for Refusal:

01

The application site forms part of the site allocation detailed by Policy Bi/MU/1 of the Allocations and Development Management DPD. In respect to the residential element, the policy envisages around 75 dwellings to come forward with one of the requirements of the allocation being for development to demonstrate an appropriate design which addresses the site's gateway location and manages the transition into the main built up area.

The proposal for 103 units would, by virtue of its density, fail to secure an appropriate transition to the open countryside with parking and turning areas being proposed close to the northern boundary with little opportunity for landscaped screening. In addition to this, there are significant design compromises whereby the skew towards larger units (in terms of number of bedrooms) not only fails

to represent the preferences of the latest District wide housing needs evidence but also leads to a significant proportion of the proposed four bed units being served by three parking spaces in tandem. The Local Planning Authority consider that this will lead to parking on street rather than in plot which consequently will detrimentally affect the efficiency of the internal highways network. Moreover, the size of a number of the proposed units are modest in their floor space again as a result of the overall number of dwellings far exceeding the number anticipated on a site of this size in this location.

These design compromises would cumulatively lead to an unsustainable design contrary to Spatial Policy 7 (Sustainable Transport); Core Policy 3 (Housing Mix, Type and Density); and Core Policy 9 (Sustainable Design) of the Core Strategy as well as Policy Bi/MU/1 (Bilsthorpe - Mixed Use Site 1) and Policy DM5 (Design) of the Allocations and Development Management DPD as well as the national design stance promoted by the NPPF and its associated guidance.

The benefits of the scheme, namely housing delivery in a sustainable settlement are not considered sufficient to outweigh the harm through the elements of poor design identified.

02

The application has been refused on the basis of the following plans:

- o Planning Layout - P-01 Rev. P;
- o Massing Plan - A 871 Drg No. 002 Rev. C;
- o Occupancy Plan - A 871 DRg No. 003 Rev. C;
- o Tenure Plan - A 871 Drg No. 004 Rev. C;
- o Enclosures Plan - A 871 Drg No. 005 Rev. C;
- o Parking Plan - A 871 Drg No. 006 Rev. C;
- o Site Location Plan - A 871 Drg No. 08;
- o External Finishes Plan - A 871 Drg No. 009 Rev. C;
- o Material Plan - A 871 Drg No. 010 Rev. C;
- o House Type Booklet received 28th May 2020;

Note to Applicant

01

You are advised that as of 1st December 2011, the Newark and Sherwood Community Infrastructure Levy (CIL) Charging Schedule came into effect. Whilst the above application has been refused by the Local Planning Authority you are advised that CIL applies to all planning permissions granted on or after this date. Thus any successful appeal against this decision may therefore be subject to CIL (depending on the location and type of development proposed). Full details are available on the Council's website www.newark-sherwooddc.gov.uk/cil/

02

The application is clearly contrary to the Development Plan and other material planning considerations, as detailed in the above reason(s) for refusal. However the District Planning Authority has worked positively and proactively with the applicant to make some revisions to the proposal. Whilst not all problems arising can be overcome, several potential reasons for refusal have been negated.

A copy of the decision notice and the officer/committee report are available to view on the Council's website.



Authorised Officer on behalf of Planning Development, Newark and Sherwood District Council

Date: 4 November 2020

Note: Attention is drawn to the attached notes.

Appeals to the Secretary of State - If you disagree with the decision of the Local Planning Authority to refuse permission for the proposed development, then you can appeal to the Planning Inspectorate. It is important to note that there are different time periods in which you can appeal from the date of this notice. Please note, if you seek an inquiry you are asked to give the Planning Inspectorate and local planning authority at least 10 days' notice that you intend to submit an inquiry appeal. Further information is available on the Planning Inspectorates website at www.gov.uk/appeal-planning-inspectorate or contact their customer support team by telephone 0303 444 5000 or email enquiries@planninginspectorate.gov.uk

Purchase Notices - 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 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 of the District in which 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 of the Town and Country Planning Act 1990 (as amended).