

DELEGATED ITEM		Outline Application	Refuse
From	To	Date	Comments
		01 June 2018	Earliest Dec Date 03 April 2018 Statutory Expiry Date 11 May 2018 Extension of time date

	Initials	
	Case officer	S/Support officer
PD rights removed? YES / NO (state condition nos.)		
Ongoing conditions*? YES / NO (state condition nos.)		
File to be kept? YES		
File papers and draft decision notice match?		
Application subject to a call in? YES / NO		
Reason if out of time:		
Decision issue date:	Issued by:	

*Undischargeable/in perpetuity, e.g. parking spaces, hours of operation, etc.

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Details of Application

APPLICATION NO: P/18/0309/2

Outline Application (considering access only) for up to 150 new dwellings with associated works including open space, landscaping, drainage and access from Barkby Road and pedestrian link to Chestnut Close. Development affects Public Right of Way I84.

LOCATION: Land off Barkby Road, Queniborough, Leicestershire
APPLICANT David Wilson Homes

Details of Decision Please Read All the Information in this Decision Notice.

Charnwood Borough Council has considered this application under the Town and Country Planning Act, 1990, and refuses planning permission for the development described in the submitted documents and on any accompanying plans and drawings.

The reasons for refusal are as follows:

1	Notwithstanding the Council's Housing Land Supply and the reduced weight that can be attached to policies for the supply of housing (being policy CS1 of the Core
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	<p>Strategy and saved policy ST/2 of the Adopted Borough of Charnwood Local Plan 1991-2006), the Local Planning Authority considers that the significant adverse impacts of the development proposal outweigh the benefits arising from the development. Policy CS1 of the adopted Charnwood Local Plan 2011 to 2028 Core Strategy relates to the hierarchy of sustainability of settlements in the Borough as locations for new development. The application site lies outside the limits on development of Queniborough and on Best and Most Versatile Agricultural Land. Queniborough is identified by Policy CS1 as being in the 'Other Settlement' category of its settlement hierarchy. There are currently commitments for in the region of 1,000 homes in the Other Settlements of which a significant proportion has been delivered or committed in and around Queniborough (notably opposite the application site). Policy CS1 identifies planned growth within Other Settlements should be at least 500 homes in the plan period from 2011 to 2028 which is sufficient to meet the levels of planned provision. Further growth between 2014-2028 was therefore expected through small scale infill developments. The proposal is not small scale and the application site is not considered as infill. Concerns about the cumulative pattern of growth and the impact on the Area of Local Separation would have an impact on the individual identity of Queniborough and Syston and result in coalescence between the settlements and the proposals would not respect and maintain the separate identities of towns and villages in accordance with Policies CS2, CS11, CS12 and CS14 of the Core Strategy and saved Policy CT/4 of the Adopted Borough of Charnwood Local Plan 1991-2006. As such, the proposal is considered to be contrary to Core Strategy Policies CS1, CS2, CS11, CS12, CS14 and CS25, which seek to reflect the presumption in favour of sustainable development in a plan-led system contained in the National Planning Policy Framework. Furthermore it is contrary to saved Policies ST/2, EV/1, CT/1, CT/2 and CT/4 of the Adopted Borough of Charnwood Local Plan 1991-2006 and the proposals would significantly and demonstrably cause harm that are not outweighed by the planning benefits of the scheme.</p>
2	<p>In the absence of a signed Planning Obligation, although a Draft Heads of Terms is noted, the proposal fails to deliver an appropriate level of affordable housing and contributions towards sustainable travel, ecology, education, libraries, civic amenity, community facilities and open space and play provision that are necessary to make the development acceptable in planning terms. The proposals would be contrary to Policies CS3, CS13, CS17 and CS24 of the Charnwood Local Plan 2011-2028, Core Strategy (2015) and adopted Housing Supplementary Planning Document (2017) and Community Infrastructure Levy Regulations.</p>

The following was taken into account when determining this application

1. The Local Planning Authority acted pro-actively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. The decision was therefore made in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.

01 June 2018

DRAFT