



Notice of Decision

REFUSAL

Town and Country Planning Act, 1990

Town and Country Planning (Development Management Procedure) Order, 2010

Mr Steve Taylor
Winchcombe Farm
Shennington Road
Upper Tysoe
Warwickshire
CV35 0TH

THE STRATFORD-ON-AVON DISTRICT COUNCIL, having considered the application for permission to develop land at:-

Land To North Of Lime Cottage , Church Hill, Avon Dassett, Warwickshire CV47 2AE

submitted by: Mr Nick Paxton

received by the Council on 17 March 2015

HEREBY GIVE YOU NOTICE that PLANNING PERMISSION is REFUSED for the following development, namely:-

Outline application for the change of use of land from agriculture to residential and the erection of 5no. dwellings, including 2no. affordable, along with access to be determined (appearance, landscaping, layout and scale reserved for subsequent approval)

The reason(s) for the Council's decision to refuse permission for the development are:-

1. The proposed five dwellings would be located outside of any identified settlement in the open countryside and thus would be remote from an appropriate range of facilities and services for day-to-day living. The development would therefore require all journeys to be made by private car. This heavy reliance on the private car would result in a poor connection between people and places and a poorly integrated development which would be contrary to paragraph 61 of the NPPF. The dwellings would therefore not be located where they would enhance or maintain the vitality of a larger settlement with services and it would not enhance or maintain the vitality of rural communities. The development is therefore considered to be contrary to the provisions of paragraph 55 of the NPPF. Having regard to the NPPF, including paragraph 14, the Local Planning Authority is of the opinion that the proposal does not constitute sustainable development and the adverse impacts of its location away

**Case Officer: Eddie Wrench
Reference No. 15/00411/OUT**



from any settlement would significantly and demonstrably outweigh any benefits of the development.

2. The site is located in the open countryside, away from any established settlement and is currently an agricultural field. There are sporadic dwellings in the wider vicinity and a nursery business to the north-east, however, these features are a minority in the wider character of the area, which is dominated by sprawling agricultural fields and open countryside. Given this rural landscape, the introduction of five dwelling onto this site would result in significant harm to the character of the area. This harm would be by virtue of the introduction of a noteworthy number of residential dwellings, along with the associated driveways, garages and domestic paraphernalia, and the subsequent shift in character. This change would severely detract from the intrinsic character and beauty of the countryside, which is one of the core planning principles in the NPPF. It is therefore considered that the development does not recognise the intrinsic character and beauty of the countryside and, therefore, fails to align with paragraphs 17, bullet point 5, 58, 61 and 109 of the NPPF and saved policies PR.1 and DEV.1 of the Stratford-on-Avon Local Plan Review 1996-2011.

Notes:

1. The local planning authority has also taken into account paragraphs 186 and 187 of the National Planning Policy Framework concerning the need to work positively with applicants to secure developments that improve the economic, social and environmental conditions of the area. However, the applicant did not enter into pre-application discussions and it has not been possible to overcome all of the objections to the proposal through discussions as part of the application process.
2. The plans which have been assessed as part of this application are as follows: 2014-23-AV-02.

DATED 11 June 2015

AUTHORISED OFFICER OF THE COUNCIL.....

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS FORM

STRATFORD-ON-AVON DISTRICT COUNCIL
ELIZABETH HOUSE, CHURCH STREET, STRATFORD-UPON-AVON CV37 6HX