

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

Applicant:	Greendale Investments Ltd	Application No:	14/1821/MOUT
Address:	C/o Agent	Date of Registration:	25 July 2014
Agent:	PCL Planning	Date of Decision:	5 February 2015
Address:	Mr A King-Smith 1st Floor 3 Silverdown Office Park Fair Oak Close Clyst Honiton Exeter EX5 2UX		
Proposal:	Outline application (discharging means of access only) for the construction of up to 60 dwellings and a single retail unit		
Location:	Land At Sages Lea Woodbury Salterton		

The Council hereby refuses permission to carry out the development described in the application and the plans attached thereto for the following reasons :

1. The adverse impacts from the development by reason of:
 - a) the impact from the number of units upon the vitality and social inclusivity of the community;
 - b) location remote from a range of local services and facilities resulting in reliance upon the use of the motor vehicle;
 - c) inadequate site access and resultant highway safety risk; and,
 - d) detrimental impact upon the setting of a heritage asset,

are considered to significantly and demonstrably outweigh the benefits from the development, leading to a fundamentally unsustainable development

As such, the proposed development is considered to be contrary to the provisions of Policy TA1 (Accessibility of New Development) of the Adopted East Devon Local Plan, Strategies 1 (Spatial Strategy for Development in East Devon), 7 (Development in the Countryside) and Policy TC2 (Accessibility of New Development) of the Emerging New Local Plan and the guidance in the National Planning Policy Framework.

2. The inadequate width of the access is likely to cause congestion, with consequent risk of additional danger to all users of the road contrary to Policy TA7 (Adequacy of Road Network and Site Access) of the East Devon Local Plan, Policy TC7 (Adequacy of Road Network and Site Access) of the Emerging New Local Plan and Section 4 of the National Planning Policy Framework.

3. The proposed development, by reason of its location at the edge of the village and position in relation to the Grade II listed Trevanin Farm, would be incongruous to the rural context and character of the village resulting in a detrimental impact upon the setting of the listed building contrary to EN9 (Extension, Alteration or Change of use of Buildings of Special Architectural and Historic Interest) of the Adopted East Devon Local Plan, Policy EN9 (Development Affecting a Designated Heritage Asset or Loss of a Building or Structure that makes a Positive Contribution to a Conservation Area) of the Emerging New Local Plan, Woodbury Village Design Statement and the guidance within the National Planning Policy Framework.

4. The application fails to mitigate its impact through the provision of contributions towards Open Space, the Exe Estuary, the Pebblebed Heaths and securing through legal agreement the provision of on-site Affordable Housing. As such the application is contrary to Policies RE3 (Open Space Provision in New Housing Developments), H4 (Affordable Housing); S7 (Infrastructure Related to New Development); EN4 (Nationally Important Sites - including Sites of Special Scientific Interest) of the Adopted East Devon Local Plan, Strategy 34 (District Wide Affordable Housing Provision Targets), Strategy 43 (Open Space Standards), Strategy 47 (Nature Conservation and Geology) and Strategy 50 (Infrastructure Delivery) of the Emerging New East Devon Local Plan.

NOTE FOR APPLICANT

Informative:

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 in determining this application, East Devon District Council has worked proactively and positively with the applicant to attempt to resolve the planning concerns the Council has with the application. However the applicant was unable to satisfy the key policy tests in the submission and as such the application has been refused.

You are advised that Reason for Refusal number 4 could be addressed through the submission of a suitable Section 106 Agreement.

The plans relating to this application are listed below:

	Street Scene	19.12.14
FIGURE 01	Other Plans	19.12.14
130703 L 01 01	Location Plan	31.08.14
SITE ACCESS	Other Plans	31.08.14
ILLUSTRATIVE	Other Plans	31.08.14

MASTERPL
AN

A handwritten signature in black ink, appearing to be 'EF' followed by a horizontal line.

Service Lead - Planning

Please refer to the accompanying notes which form part of this decision notice.