



SOUTH RIBBLE BOROUGH COUNCIL

Town and Country Planning Act 1990

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

REFUSAL OF PLANNING PERMISSION

APPLICANT: Wainhomes (North West) Ltd

AGENT: Mr Stephen Harris

C/O Emery Planning

Units 2 - 4 South Park Court
Hobson Street
Macclesfield
SK11 8BS
United Kingdom

REFERENCE NUMBER: 07/2018/9316/OUT **DATE OF APPLICATION:** 2 January 2019

PARTICULARS AND LOCATION OF DEVELOPMENT:

Application for Outline Permission for up to 100 dwellings with access and associated works

at:

Land Rear Of Oakdene, Chain House Lane, Whitestake, Lancashire,

The South Ribble Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been refused** for the carrying out of the development referred to above for the following reasons:

1. The application site is allocated as Safeguarded Land through Policy G3 of the South Ribble Local Plan. The proposal by virtue of its nature, scale and degree of permanence would be contrary to Policy G3 of the South Ribble Local Plan as the Council can demonstrate a 5 Year Housing Supply
2. The proposal by virtue of its nature, scale and degree of permanence would be contrary to Policy G3 of the South Ribble Local Plan as the development would harm the ability of the Council to manage the comprehensive development of the area. Therefore the scheme would not amount to a sustainable form of development.
3. Insufficient evidence in the form of an Air Quality Assessment has not been submitted that demonstrate that the proposed development would not cause harm due to air pollution and therefore the proposal is contrary to Policy 30 of the Central Lancashire Core Strategy.

Informative: The decision to refuse planning permission has been taken having regard to the policies and proposals in the South Ribble Local Plan and the Central Lancashire Core Strategy as set out below, and to all relevant material considerations including Supplementary Planning Guidance:

NPPF - National Planning Policy Framework

- 1 - Locating Growth (Core Strategy Policy)
- 3 - Travel (Core Strategy Policy)
- 4 - Housing Delivery (Core Strategy Policy)
- 5 - Housing Density (Core Strategy Policy)
- 6 - Housing Quality (Core Strategy Policy)

7 - Affordable and Special Needs Housing (Core Strategy Policy)
9 - Economic Growth and Employment (Core Strategy Policy)
17 - Design of New Buildings (Core Strategy Policy)
22 - Biodiversity and Geodiversity (Core Strategy Policy)
26 - Crime and Community Safety (Core Strategy Policy)
27 - Sustainable Resources and New Developments (Core Strategy Policy)
29 - Water Management (Core Strategy Policy)
30 - Air Quality (Core Strategy Policy)
POLA1 - Policy A1 Developer Contributions
POLG3 - Safeguarded Land for Future Development
POLF1 - Car Parking
POLG13 - Trees, Woodlands and Development
POLG16 - Biodiversity and Nature Conservation
POLG17 - Design Criteria for New Development
POLG1 - Green Belt

This informative is only intended as a summary of the reasons for refusal of planning permission. For further detail on the decision please contact the Development Control Section who will be able to assist and can provide a copy of the application report if required. Telephone: 01772 625400 or email: planning@southribble.gov.uk.



JONATHAN NOAD
DIRECTOR OF PLANNING AND PROPERTY

DATE OF DECISION: 27 June 2019

In determining the above application, the Local Planning Authority has implemented the requirements of paragraph 38 of the NPPF 2019 and worked proactively and positively with the applicant. The LPA has considered the possibility of either the imposition of planning conditions and/or the making of reasonable adjustments in order to deliver a sustainable form of development.

Appeal to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.
2. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
3. 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 which excuse the delay in giving notice of appeal.

4. 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 it imposed, having regard to the statutory requirements, to the provision of the development order and to any directions given under the order.
5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.
6. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

1. If either the local planning authority or the Secretary of State for the Environment refused 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 can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
2. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V, Chapter I of the Town and Country Planning Act 1990.