

# PLANNING

ELECTRONIC  
VERSION

## Planning Decision

P18/S1964/FUL

-  
c/o Mr Michael Robson  
Vesey House  
5-7 High Street  
Sutton Coldfield  
Birmingham  
B72 1XH

## REFUSAL OF PLANNING PERMISSION

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Application No : **P18/S1964/FUL**

Application proposal, including any amendments :  
**Variation of condition 4 (approved plans) of Outline Planning Permission-revised access design.**

**Outline residential development with all matters reserved except access for up to 36 dwellings (As amended by plans and additional information submitted 7 September 2016.**

Site Location : **Land off Fieldside Track Long Wittenham OX14 4PZ**

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South Oxfordshire District Council hereby gives notice that **planning permission is REFUSED** for the carrying out of the development referred to above for the following reason(s) :

1. The proposed road realignment would detract from the informal rural character and appearance of this entrance to the village by virtue of its proposed construction, associated infrastructure and its closer proximity to the adjacent residential properties, contrary to policy LW4 of the adopted Long Wittenham Development Plan, policy C4 of the South Oxfordshire Local Plan 2011 and paragraph 127 of the NPPF.
2. In the absence of a completed Deed of Variation the proposal fails to secure on and off site infrastructure necessary to meet the needs of the development. As such, the development would be contrary to the National Planning Policy Framework, Policy CSI1 of the South Oxfordshire Core Strategy and Policy T1



of the South Oxfordshire Local Plan 2011.

In accordance with paragraph 38 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents of issues that arise during the processing of their application and where possible suggesting solutions to problems.

Note : A more detailed explanation is available in the officer's report, available in the application case file.

A handwritten signature in black ink, reading "Adrian D. Field". The signature is written in a cursive style with a long horizontal stroke underneath.

Head of Planning  
**29th November 2018**

## STATUTORY INFORMATIVE

### Appeals to the Secretary of State

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 sections 78 and 79 of the Town and Country Planning Act 1990.

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  
Customer Support Unit  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN  
Telephone : 0303 444 5000  
[www.planningportal.gov.uk](http://www.planningportal.gov.uk)  
email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk).

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.

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 provisions of the development order and to any directions given under the order.

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.

### Purchase Notice

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 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.

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 VI, Chapter 1 of the Town and Country Planning Act 1990.

### **Compensation**

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.

### **OTHER INFORMATION**

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)).