

Mr Matthew Dawber
West Waddy ADP
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Abingdon
Oxfordshire
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United Kingdom

Our Ref: 15/02687/OUT
Date Received: 18th July 2015
Parish: Hanborough

The Town and Country Planning Act

NOTICE OF DECISION

West Oxfordshire District Council, as Local Planning Authority, hereby **refuses** the application, as outlined below.

Proposed: Erection of up to 169 dwellings, with new Doctors' Surgery to be up to 740 sq metres in size, with around 27 car parking spaces (means of access only)

At: Land South Of Witney Road Long Hanborough Oxfordshire

For: Mr Graham Flint

REFUSAL REASONS:

- 1 By reason of the scale of development both in its own right and in combination with other approved schemes, the failure to address the education implications for the village, the failure to take the opportunity to create locally distinctive development, the coalescence of the settlements of Freeland and Long Hanborough, the precedent for further such encroachments into the open countryside and the unjustified reduction in Affordable Housing provision the proposal represents a disproportionate addition that will damage the social and environmental character and sustainability of the village and urbanise the road between Long Hanborough and Freeland with inappropriate ribbon redevelopment. As such the proposals are clearly contrary to the relevant elements of Policies BE2, BE4 H7 and H11 of the adopted plan, H2 and OS1 H3 and OS2 of the emerging plan and the relevant provisions of the NPPF. The key benefits, in particular those relating to health care and any contribution towards housing land supply are considered to be outweighed by the above significant and demonstrable harms such that the proposal is considered to be unsustainable and unacceptable development
- 2 In the absence of an agreed mitigation package the adverse effects of the scheme on the social, environmental, transport, educational, recreational and housing infrastructure of the area have not been fully and properly mitigated and as such the scheme is contrary to policy BE1 of the adopted WOLP, OS5 of the emerging plan and the provisions of the NPPF



Head of Planning and Strategic Housing

Dated 3rd February 2016

IT IS IMPORTANT THAT YOU READ THE NOTES ACCOMPANYING THIS NOTICE. THESE CAN BE FOUND AT www.westoxon.gov.uk/decisionnotes . If you require a hard copy or do not have access to the internet please contact us on 01993 861420 and we will provide you with a paper copy.