

Development Management

Central Bedfordshire Council

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Your Ref
Date 30 March 2020

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

NOTICE OF REFUSAL OF PLANNING PERMISSION

Application Number: CB/19/04325/VOC
Application Site: Fairfield Gardens Fairfield Park Stotfold
Proposed Development: Variation of Condition 16 to planning permission
CB/15/03182/FULL Erection of 131 dwellings with
access, parking, landscaping, open space and
associated works

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

The Council acted pro-actively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. The applicant was invited to withdraw the application to seek pre-application advice prior to any re-submission but did not agree to this. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The Council as the Local Planning Authority hereby gives notice of its decision to **REFUSE PERMISSION** for the development specified above and shown on the submitted plans, for the following reasons:

- 1 The proposal would result in the loss of accommodation specifically secured for older persons and would therefore fail to provide an appropriate mix of housing in accordance with the identified need within the Authorities Strategic Housing Market Assessment (2017). As such the development would not provide an appropriate mix of housing in conflict with Policy DM10 of the North Core Strategy and Development Management Policies (2019) and paragraph 61 of the NPPF.

Andrew Davie

Andrew Davie
Assistant Director - Development Infrastructure

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

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 under section 78 of the Town and Country Planning Act 1990
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice*
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier*
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice*
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000
- The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order
- 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

* delete where inappropriate

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Notification of intention to submit an appeal

Under the provisions of Recommendation 3 of the Rosewell Review into inquiry appeals, this notification is to give the Local Planning Authority and Planning Inspectorate not less than 10 working days' notice of an intention to submit a planning appeal where the appellant will request the inquiry procedure.

Complete the following:

The appeal will be against: Central Bedfordshire Council
for: <i>(insert reason for appeal e.g. refusal, failure to decide or appealing against conditions)</i>
Appellant(s) name:
Site Address: Fairfield Gardens Fairfield Park Stotfold
Description of development: Variation of Condition 16 to planning permission CB/15/03182/FULL Erection of 131 dwellings with access, parking, landscaping, open space and associated works
Planning application number: CB/19/04325/VOC
Likely submission date of appeal:
Proposed duration of inquiry in days:

Next steps:

1. Complete the above fields
2. Save this document
3. Attach to an email and send to the Local Planning Authority and also the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk)
4. Submit your appeal via the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) not less than 10 working days after sending this notification.