

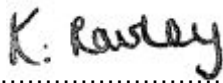


- 5 In the absence of an agreed drainage strategy that meets the requirements set out in the guidance published by the Lead Local Flood Authority, the Local Planning Authority is not satisfied that the development would be supported by an acceptable sustainable drainage strategy. The development is accordingly contrary to Policy DM8 of the Development Management Policies LDD (adopted October 2013) and the NPPF (2021, Chapter 14).
- 6 In the absence of a signed agreement or undertaking under the provisions of S106 of the Town and Country Planning Act 1990 to secure an affordable housing contribution, the proposed development fails to comply with Policy CP4 of the Core Strategy (adopted October 2011).
- 7 In the absence of a signed agreement or undertaking under the provisions of S106 of the Town and Country Planning Act 1990 to secure a contribution towards providing a bus service within the site and bus vouchers to future occupants, and to access improvements at Chorleywood Station, the proposed development fails to maximise sustainable travel options and ensure the development provide sufficient mitigation for its impacts on local infrastructure. The application therefore fails to meet the requirements of Policies CP1, CP8 and CP10 of the Core Strategy (adopted October 2011) and the NPPF (2021, Chapter 9).
- 8 The proposal would generate a requirement for a Travel Plan and this would require monitoring to ensure effectiveness. In the absence of a signed agreement or undertaking to provide for this monitoring under the provisions of Section 106 of Town and Country Planning Act 1990, the proposed development fails to maximise sustainable travel options and ensure the development provide sufficient mitigation for its impacts on local infrastructure and fails to meet the requirements of Policies CP1, CP8 and CP10 of the Core Strategy (adopted October 2011).
- 9 In the absence of the inclusion of land within the application site proposed for the construction of a new primary school, and in the absence of a signed agreement or undertaking under the provisions of S106 of the Town and Country Planning Act to secure financial contribution toward providing a primary school and expanding secondary education facilities elsewhere in the District, the development fails to mitigate the educational needs that would be generated and is contrary to Policy CP8 of the Core Strategy (adopted October 2011) and the NPPF (2021).
- 10 In order to mitigate the impact the proposed development would have on existing health services, a financial contribution is required. In the absence of a signed agreement or undertaking under the provisions of S106 of the Town and Country Planning Act to secure this contribution, the proposed development would fail to mitigate its impact on health provision that the development would place extra pressure on and would be contrary to Policy CP8 of the Core Strategy (adopted October 2011).

INFORMATIVES :-

- 1 In line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has considered, in a positive and proactive manner, whether the planning objections to this proposal could be satisfactorily resolved within the statutory period for determining the application or within an extended period. Whilst the applicant and/or their agent and the Local Planning Authority engaged in pre-application discussions, and continued detailed discussions during the course of the planning application, the proposed development fails to comply with the requirements of the Development Plan and does not maintain/improve the economic, social and environmental conditions of the District.

Dated: 27 March 2023

Signed .....  
  
 Kimberley Rowley  
 Head of Regulatory Services  
 On behalf of

Director of Community & Environmental Services,  
Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, Herts WD3 1RL

## NOTES

### Appeals to the Secretary of State

#### HOUSEHOLDER APPEALS ONLY

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 to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks 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 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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on [GOV.UK](https://www.gov.uk).

#### ALL OTHER TYPES OF APPEALS

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.

**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.**

**If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks 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.**

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 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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on [GOV.UK](https://www.gov.uk).

## **Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to reasonably beneficial use in its existing state nor 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 (that is, where the land is situated in a National Park, the National Park Authority for that park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no 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 the owner's interest in the land in accordance with the provisions of Chapter 1 of Part 6 of the Town and Country Planning Act 1990.