**Pirton Parish Council - Planning Reasons for Refusal.**

* **Access***(roundabout only)*: urbanisation, adverse effect on character and landscape and setting of the Chilterns AONB, contrary to Core Principles of the NPPF, Build for Life Principles and NPPF para 131.
* **Layout :** the loss of green space/amenity space within the development and insertion of 6 houses within the development which increases congestion within the development; the density of dwellings far higher than for Pirton generally and the neighbouring roads in particular contrary to NPPF para131, the Build for Life Principles, Emerging Local Plan policy HDS4 and the Pirton Village Design Statement (Supplementary Planning Guidance).
* **Scale:** Ridge heights remain too high in too many cases and the overall pattern and spacing of buildings do not conform with the Pirton Village Design Statement (Supplementary Planning Guidance) and NPPF para 58
* **Appearance:** The congested appearance (as internal green space has been removed and 6 houses added) is not in keeping with Pirton generally. Garden sizes should be increased to create a more spacious feel and to meet NHDC Saved Policy 57, and NPPF para 61.
* **Landscaping:** the loss of the internal green space impacts adversely on the purpose of landscaping which is in law to “enhance the amenities of the site and the area in which it is situated”.

* *For the avoidance of doubt on the issue of density, the minutes for the meeting when outline planning permission was granted record that the Planning Committee was advised that if Members were unhappy about the density of the proposed site, this could be addressed at a later stage. Density is addressed through layout, appearance and scale.*