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Arun District Council
Maltravers Road
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BN17 5LF

24 September 2019

Our Ref:
Your Ref: BE/77/16/OUT

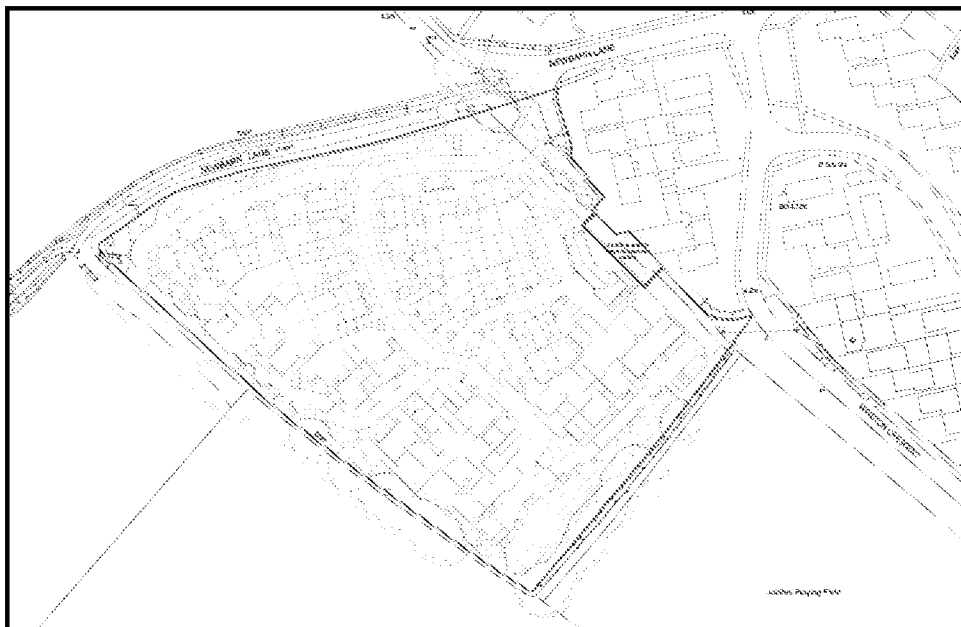
Dear Sir/Madam,

Land West of New Barn Lane, Bersted

Change of Use of agricultural land to residential curtilage associated with planning permission BE77/16/OUT

Please find enclosed a planning on behalf of Bellway Homes Ltd (Wessex) in relation to the change of use of land to the west of New Barn Lane from nil use to residential curtilage in association with the above outline planning permission dated 12 February 2018.

In accordance with Condition 1 of the above outline planning permission, an application for approval of Reserved Matters has been submitted to the Council contiguously with this application in relation to the strip of land to the west of New Barn Lane as shown edged red below with the current Reserved Matters application shown to the west.



As can be seen above, the area of land in question is not suitable for agriculture and is bounded by existing and proposed residential property to the east and west and consequently, there is no material impact on either the character and appearance of the area or to the amenities of adjoining property.

The proposals are considered to be acceptable with no conflict arising with the Arun Local Plan 2011 - 2031, the Bersted Neighbourhood Plan 2014 – 2029 or the NPPF.

As you will be aware, Paragraph 11 of the NPPF confirms;

Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

In the light of the above and in the absence of harm, it is hoped that the application can proceed to a favourable determination as soon as possible, however, should you require additional information or clarification please do not hesitate to contact me.

With kind regards,


David Jobbins

David Jobbins MRTPI

Director

Email: 