

PB
Horsemere Green Lane
Horsemere Green Lane
Worthing
BN17 5QZ

Your Ref: OWPC25534
Our Ref: CM/64/19/PL 11-12-2019
Please ask for:
James Cross

29th January 2020

Dear Sir/Madam

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

Residential development comprising 1x3-bedroom bungalow, 2x3-bedroom houses, 2x2-bedroom houses 4x4-bedroom houses along with access and parking following demolition of existing dwelling - Departure from the Development Plan.

Langford Horsemere Green Lane Climping

Thank you for your internet representation made on 28th January 2020 which has been recorded as '**an objection**' with the comments as follows:

THERE IS NO SUPPORT IN THE LOCAL PLAN

The Site lies outside the Built-Up Area Boundary

Policy C SP1 makes it clear that outside the Built-Up Area Boundaries land will be defined as countryside and will be recognised for 'its intrinsic character and beauty'. This is consistent with the NPPF which states, in paragraph 170, that Planning policies and decisions should recognise the 'intrinsic character and beauty' of the countryside and the wider benefits from natural capital and ecosystem services including TREES AND WOODLAND (emphasis added). Notably, paragraph 2.4 of the AIA states that the Site is located within an area of known broadleaved woodland forming over HALF THE SITE (emphasis added).

Market housing is not one of the listed developments in Policy C SP1 that will be permitted in principle and therefore there is no support for this proposal in the Local Plan.

Plan-led > no material considerations

The Planning system is a Plan-led one and paragraph 2 of the NPPF emphasises that the relevant legislation requires that the Application is determined in accordance with the statutory Development Plan unless material considerations indicate otherwise. There are no material considerations which would outweigh the conflict.

The PDAS refers to the Dartford Borough Council Court of Appeal decision in 2017 but this pre-dates the adoption of the Local Plan and Policy C SP1 does not allow for market housing in rural gardens. Furthermore, the PDAS appears to be inconsistent in its arguments about whether the Site is within a 'built-up' area in respect of gardens being classed as either previously developed or not previously developed. This inconsistency is highlighted in paragraph 3.13 which states that the nine houses would "be contained within an existing built-up area". It is also of note that the Court of Appeal's decision did not refer to DEFINED built-up area BOUNDARIES as quoted in paragraph 3.5 of the PDAS. In any event, criterion g of Policy SD SP1a encourages the effective use of previously developed land IN ACCORDANCE WITH THE STRATEGY and the HOUSING strategy of the Development Plan does not allow for market units in the countryside. Paragraph 17 in the NPPF states that the Development Plan must include strategic policies to address the LPA's priorities for the development and use of land in its area.

Following on from the above, this part of Climping benefits from some

residential development containing significant natural landscape features contained within private residential curtilages. Such private open spaces are important as they contribute to the landscape and ecological resources of the Village and enhance the character and quality area. The frontage Tree Line affected by this proposal has been specifically highlighted locally.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning