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Your Ref: Inet 000004987
Our Ref: PA/25/08/
Please ask for:
Mr Z Ellwood

19th November 2008

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Stationing of residential mobile home for settled gypsy accommodation, erection of 1.8m high gates and formation of crossover

The Wood Yard France Lane Patching

Thank you for your comments received on 19th November 2008 and recorded as follows:

Application PA/25/08 : The Wood Yard, France Lane, Patching ☐

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These are the comments of the South Downs Society in response to the above planning application. The Society has over 2,000 members and has campaigned for over 80 years for the conservation and enhancement of the Downs and their quiet enjoyment. Our comments focus on the Society's core interest of protecting and conserving the Downs landscape. ☐

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This proposal is contrary to planning policies at both national and local level. ☐

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Planning Policy Statement PPS7 on Sustainable Development in Rural Areas indicates that nationally designated landscapes should receive the highest level of protection in planning decisions. This site lies within the Sussex Downs Area of Outstanding Natural Beauty and designated South Downs National Park, and the conservation of the natural beauty of the landscape should be afforded the highest protection. There would be no question of permitting new housing on this site so it would be inappropriate to permit any form of temporary dwelling. ☐

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PPS7 also indicates that development in rural areas should be well designed, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness. A residential caravan fails to meet this expectation. The site may currently be well-screened but it is visible from a public footpath to the north of the site and its comparative lack of visibility does not mean it complies with planning policy. ☐

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Arun's own planning policies reinforce this clear case for rejection. ☐

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Policy Gen 1 requires development to reflect the need to safeguard and improve the quality of life of residents and, where possible, enhance the Plan area's essential

character and environmental assets. ☐

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Gen 2 militates against development outside built-up area boundaries. ☐

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Gen 3 indicates that permission will not be given for the extension of isolated groups of buildings or the consolidation of linear or sporadic development. ☐

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Gen 27 states that development which would have an unacceptable adverse impact on individual features or the character of the landscape will not be permitted. ☐

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In short, the proposed development would be contrary to planning policy in being an application for residential development on land not previously used for this purpose, extending linear development in Patching, and setting a dangerous precedent in its implications for the AONB and designated National Park. ☐

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We object to the proposal. ☐

Your views will be considered before the application is determined and I shall inform you of any decision made.

Please note that Planning Services operate an "open file" policy which means that all documents relating to planning applications, including internet representations objecting to or supporting the proposals, are available for everyone to see. If you do not wish your comments to appear on the file please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

Yours faithfully

ZT Ellwood