

Supplementary Statement to Session 13A. Land adjacent to Barham Court, Teston.

Issue (i) -Whether the alternative site would be suitable, sustainable and deliverable.

Qn13.1 Does the site have any relevant planning history ?

The site has been promoted through representations on the draft Local Plan.

Qn13.2 What is the site's policy status in the submitted Local Plan ?

It abuts the settlement boundary of Teston and lies within a very extensive conservation area that largely comprises undeveloped land.

It is not subject to any other constraints, apart from the fact that it includes a strip of Ancient Woodland within the substantial tranche of land to be given to the Borough or Parish Council as recreation space.

Qn13.3 What is the site's policy status in any made or emerging neighbourhood plan

There is no made or emerging Neighbourhood Plan for Teston.

Qn13.4 Is the site greenfield or previously developed (brownfield)land according to the definition in the glossary of the National Planning Policy Framework ?

Greenfield

Qn13.5 What previous consideration by the Council has been given to the site's development (eg inclusion in a Strategic Housing and Economic Development Land Availability Assessment (SHEDLAA) and does the representor have any comments on its conclusions ?

The SHEDLAA gave it the reference HO-42 and stated that it was inside a conservation area. Development would therefore negatively impact on the adjacent listed buildings

This assessment fails to explain the nature of the conservation area, being a large tract of undeveloped land, substantially owned by my client. It also fails to consider any positive aspects of my client's multi-faceted proposals.

In addition to this, the Council has ignored paragraph 55 of the NPPF, which states that the ability of development in one village to support services in a nearby village is an example of sustainable development in the rural areas. Moreover, the Practice Guidance states that all settlements can play a role in delivering sustainable

development in rural areas and blanket policies restricting development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence.”

In this borough, the Council has decided to restrict development to just five rural service centres and five larger villages and resist it everywhere else. That stance is fundamentally wrong.

Qn13.6 What is the site area and has a site plan been submitted which identifies the site ?

The site covers an area of 18.2 ha.

A plan of the site was submitted with the representations on the Reg.19 draft local plan, in the letter dated 9th March 2016. However, that plan is attached to this submission for convenience.

Qn13.7 What type and amount of development could be expected and at what density.

Two parcels of land, abutting the built- up area are proposed for residential development. The smaller of these is 0.8 ha and abuts the edge of the village of Teston. The second site, covering 4.1ha is proposed as a second phase of residential development.

One large parcel is proposed to be given to the Borough or Parish Council for recreation / public open space. This covers an area of 12.6ha.

A fourth parcel, of 0.69ha, is to provide an extension to the graveyard.

Qn13.8 When could development be delivered and at what rate ?

Development could take place reasonably soon after the grant of planning permission. The first phase of development could be completed within a year-18 months. The second phase could then follow that.

Qn13.9 What evidence is there of the viability of the proposed development ?

The land is in single ownership. No issues that affect the viability of development have been identified.

Qn13.10 Has the site been the subject of sustainability appraisal and does the Representor have any comments on its conclusion ?

The SA said that this site and all others in “the countryside” lie outside settlements identified in the settlement hierarchy and are therefore considered unsustainable. It also stated that , as it lay within a conservation area it had *the potential for negative impacts*. (My emphasis.)

It is simply unreasonable for the Borough Council to discount a site on the basis of such speculation.

Qn13.11 What constraints are there on the site’s development and how could any adverse impacts be mitigated ?

A planning application would be supported by appropriate technical studies, most notably here a Design and Access Statement, an ecological assessment and a Landscape and Visual Impact Assessment. It would then be for the landowner’s consultants to discuss and agree how any adverse impacts could best be mitigated.