

Deputation Ref P/23/1341/OA

The officers report tells us PREVIOUS appeal decisions are a material planning consideration, so P/18/0363/OA the INDEPENDENT inspector says “Located on the edge of the settlement, the appeal site is made up of previously developed land currently in use as a caravan storage facility and otherwise comprises a large field. Whilst the caravan storage has a somewhat unkempt appearance, there is no doubt that the undeveloped appearance of the field, with its gentle slope towards the adjacent woodland area, makes a very pleasant and important contribution to the open and spacious character. The extensive areas of hardstanding required for the provision of access and parking, would constitute an urbanising form of development which would extend the settlement further into the countryside. The development would erode the spacious and open nature of the site and greatly diminish its contribution to the character of its surroundings, which would be evident from various viewpoints, including nearby properties and public rights of way. Especially in winter months when the hedgerow/trees are not in leaf.

ECOSA Produce: 27th September 2023 Date of: Survey 20th July 2022 - 29th September 2022
Statutory designated sites lie within the Zone of Influence of the site and Iron Mill Coppice SINC is present directly adjacent to the southern site boundary. Previously stated 40 metres from proposed build not the 80 this report states. Also that updating survey work may be required, particularly if development does not commence within 18 months of the date of the most recent relevant survey , so march 2024!

Catherine Hester

Resident and Ex Councillor for area