Adur District Council

Planning, Regeneration and Wellbeing

Planning Inspectorate (Simon Rogerson)
Room 3/21, Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Your Ref: APP/Y3805/A/10/2124426/NWF
Our Ref: ADC/0437/09

Date: 21 June 2010

Dear Mr Rogerson,

Town & Country Planning Act 1990
Appeal by Paul Meredith
Site at 1 Freshbrook Road, Lancing BN15 8DA

Thank you for your letter of 14 June 2010 giving the Council the opportunity to make comments on whether the Council's case is affected by the Secretary of State's recent revisions to PPS3 'Housing'.

This particular appeal site currently has lawful use as an office and consequently is not directly affected by the redefinition of 'previously-developed land' to exclude private residential gardens.

As regards density, as set out in the Council's Written Representations, the density of the proposal is far in excess of the minimum 30dph formerly contained in PPS3.

Nevertheless, it is considered that the removal of this minimum density requirement adds weight to the Council's reasons for rejecting the application on the basis that it is out of keeping with the character of the neighbourhood and has insufficient space around the building.

The associated Ministerial statement on 9 June 2010 by Greg Clark, Decentralisation Minister, and Grant Shapps, Housing Minister, is also relevant. Mr Shapps states:-

> "The current system with its push for high density has resulted in developers building one or two-bedroom executive flats, when the greatest need is for affordable family homes. That's why from today local communities will be allowed to make their own decisions about what homes are needed in their area, and no longer be victims of a system designed to maximize profits and minimize choice"

It is felt that the development forming the subject of the appeal is just such a case of a developer proposing a type and density of development that is unwanted by the local community and which runs counter to the community's desire to protect the character of their neighbourhood.

Yours sincerely,

Keith Morgan
Planning Services Manager

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