The Planning Inspectorate

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Mrs D Aylmore
Adur District Council
Planning & Development Services
Department
Civic Centre
Ham Road
Shoreham By Sea
West Sussex
BN4 6PR

Your Ref: ADC/0338/09

Our Ref: APP/Y3805/A/10/2124639/WF

Date: 15 July 2010

EXECUTIVE
DEPARTMENT
15 JUL 2010

Dear Mrs Aylmore

Town and Country Planning Act 1990
Appeal by Mr P Crosby
Site at 22 Downside, Shoreham-by-sea, BN43 6HG

Please find enclosed, for your information, copies of the responses to our letter of 25th June regarding the changes to PPS3.

Yours sincerely

Helen Skinner

Helen Skinner

211B(BPR)

You can use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is -
http://www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp
You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button

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Helen Skinner
The Planning Inspectorate
Room: 3/21
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

25 June 2010

Dear Ms Skinner

Appeals by Mr P Crosby
Site at 22 Downside, Shoreham-by-Sea BN43 6HG
APP/Y3805/A/10/2124639/WF

Thank you for your letter regarding the above appeals and recent Government Advice relating to garden land now being classified as greenfield land instead of previously developed land.

We do not believe that the change in classification has any material impact on the determination of this appeal.

While it is acknowledged that Garden Land is now classified as Greenfield rather than Brownfield in PPS3, the appeal site remains within the development boundary as shown on the Adopted Local Plan and it is therefore suitable for development, subject to compliance with other policies of the plan.

The appeal documents submitted demonstrate that the proposals comply with the relevant local and national planning policy and guidance.

I trust the above information clarifies matters for you. We reserve the right to comment further depending on what information is put forwards by the local planning authority.

Yours sincerely

LTC

Luke Carter
BA(hons) DipTP MRTPI

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RECEIVED
- 8 JUL 2010
SCANNING TEAM

Mr N J Derham
2 Tottington Way
Shoreham by Sea
West Sussex
BN43 6HU
5th July 2010

Ref: AAP/Y3805/A/10/2124639/WF

Dear Sirs

Thank you for your letter of 25th June. In the announcement Greg Clarke stated *"For years the wishes of local people have been ignored as the character of neighbourhoods and gardens have been destroyed, robbing communities of vital green space"* so I would like to thank you for allowing us to comment further.

I believe that the recent government announcement further supports our objections to the planning; and would like to reiterate some of my comments in this regard.

- The properties and gardens within Tottington Way are of a consistent size and appearance, additionally they are all along the same building line. This property would be out of size, scale and building line.

- I believe that the proximity to my property is unsuitable; in particular due to the size of the plot there is insufficient space to allow the new development reasonable useable amenity space. The result is out of keeping with the local area and affects light to my property.

In summary the size and scale of the proposed development is unsuitable for the local area. The plot is too small to support this development and provide a reasonable amount of "useable" amenity space, which is the original main reason for rejection of this application.

I would therefore like to request that this appeal is rejected and the local planning office's original decision to reject the proposal is supported.

If you have any queries regarding my letter please do not hesitate to contact me. I would also like to request to receive a copy of your decision.

Thank you for your time and consideration.

Yours faithfully

[redacted]

Nigel J Derham