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/09/2118234/NWF
Our Ref: ADC/0297/09

Date: 21 June 2010

Dear Mr Rogerson,

Town & Country Planning Act 1990
Appeal by Rex Fuller
Site at 21 Halewick Lane, Sompting BN15 0ND

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 consists of a single bungalow on a large plot and consequently is directly affected by the Government's redefinition of 'previously-developed land' to exclude private residential gardens. As regards density, the density of the proposal is 40dph which is considerably in excess of the existing net density of development on this side of the road (25dph) and even in excess of the minimum 30dph formerly contained in PPS3.

It is considered that the redefinition of previously-developed land and the removal of the minimum density requirement adds a great deal of weight to the Council's reasons for rejecting the application. These reasons are on the basis that the proposal is overdevelopment, out of keeping with the character of the neighbourhood, and that the site is of insufficient size to accommodate the proposed development in a satisfactory manner.

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

> "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. It is ridiculous that gardens have until now been classified in the same group as derelict factories and disused railway sidings, forcing Councils and communities to sit by and watch their neighbourhoods get swallowed up in a concrete jungle. Today I am

changing the classification of garden land so councils and communities no longer have their decisions constantly overruled…"

It is felt that the development forming the subject of the appeal is just such a case of a developer proposing a 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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