

Town and Country Planning Act 1990

REFUSAL OF APPLICATION IN PRINCIPLE

AGENT/APPLICANT

Macdonald Begeman Limited
Attn: Mr Keith Macdonald
1 Beacon Road
Crowborough
East Sussex
TN6 1BF

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DESCRIPTION:

Erection of 9 dwellings.

LOCATION:

Shellfield, New England Lane, Playden

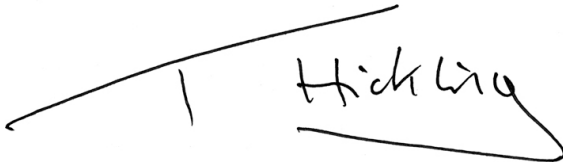
The Rother District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Acts that permission in principle has been refused for the carrying out of the development referred to above for the following reasons:

- 1 Due to the location of the application site, in the countryside, and its inadequate accessibility to services and facilities, the proposal is not considered to constitute sustainable development, nor would the proposal contribute to the achievement of sustainable development. As such, the proposal is contrary to Policies PC1, OSS2, OSS3, RA2, RA3 and TR3 of the Rother Local Plan Core Strategy and Policy DIM2 of the Rother Development and Site Allocations (DaSA) Local Plan and Paragraphs 8(c) and 79 of the NPPF. The adverse impacts of granting permission in principle would significantly and demonstrably outweigh the benefits. In turn, the presumption in favour of sustainable development is not applied as the proposed development conflicts with the objectives of the NPPF taken as a whole.
- 2 The development by reason of its position within the spacious rural landscape setting between Playden and Rye and the proposed higher density of development, would have a significant and permanent harmful impact on the character and appearance of the area. Therefore, the

proposal is contrary to Policies OSS3(i), OSS4(iii), RA2(viii), RA3(v) and EN1(v) of the Rother Local Plan Core Strategy and Policy DEN1 of the Development and Site Allocation (DaSA) Local Plan and the NPPF taken as a whole.

NATIONAL PLANNING POLICY FRAMEWORK:

In accordance with the requirements of the Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reasons for the refusal, approval has not been possible.

A handwritten signature in black ink, appearing to read 'Hickling', is written over a horizontal line. The signature is stylized with a large 'H' and a long, sweeping underline.

Head of Service - Strategy & Planning

Application No: RR/2020/339/PIP

Decision Date: 9th June 2020

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission in principle for the proposed development, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this decision notice.

Appeals must be made using a form which you can obtain online from www.gov.uk/government/organisations/planning-inspectorate or from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for making an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in making an appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission in principle for the proposed development having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.