



Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

AGENT/APPLICANT

Sf Planning Limited
Attn: Ms Becky Brown
12 Royal Crescent
Cheltenham

GL50 3DA

APPLICANT

Landstrom Group Ltd
Attn: Mr M Skinner
C/O Sf Planning Ltd
12 Royal Crescent
Cheltenham
GL50 3DA

DESCRIPTION:

Outline: Erection of up to 7 dwellings and associated infrastructure with all matters reserved except for access.

LOCATION:

Burgh Hill - Land south of, Hurst Green

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

- 1 The proposed development by reason of its location on an unspoiled field and impact on landscape views overlooking to the field would fail to conserve and enhance the landscape and scenic beauty of the High Weald National Landscape (AONB) and cause irreparable harm to the intrinsic character and appearance of this part of High Weald National Landscape. The removal of road hedgerows to facilitate the pedestrian pathway would also cause demonstrable harm to the landscape character of the area and have a suburbanisation effect. As such, the proposal would be contrary to policy EN1 of the Rother Local Plan Core Strategy (2014) and policies DEN1 and DEN2 of the Rother Development and Site Allocations Local Plan (2019).

NATIONAL PLANNING POLICY FRAMEWORK:

In accordance with paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant and has looked for solutions to enable the grant of planning permission. However, it has not been possible to overcome all matters of concern and the proposal remains contrary to the planning policies set out in the reasons for refusal.



Development Manager
Directorate of Place and Climate Change

Application No: RR/2023/2540/P

Decision Date: 12th September 2024

APPEALS TO THE SECRETARY OF STATE

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

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

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 notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of 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 planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority (planningappeals@rother.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>