

Clare Whiting

From: Sharon Holman
Sent: 08 March 2017 16:24
To: planning_admin
Subject: FW: P/2017/0146

Civ – policy response

From: Chris Smith
Sent: 08 March 2017 16:20
To: Sharon Holman
Cc: Linda Sharp
Subject: P/2017/0146

Sharon

The site lies outside of the settlement limit of Penley established in the UDP and would not satisfy any of the criteria within policy H5 or H8 for housing in the countryside and lies within a Special Landscape Area, approval would be contrary to the adopted UDP.

The lack of a five year housing supply is a significant material consideration in favour of the development however the weight given to this does not override the harm caused to the countryside landscape/townscape character (policy PS1, PS2, PS4 and EC5).

I have concerns that residential development in such a prominent location would undermine the sense of openness within this open countryside location, would constitute ribbon development and diminish the gap between the two established settlements contrary to PPW 9.3.1 'The expansion of towns and villages should avoid creating ribbon development, coalescence of settlements or a fragmented development pattern.' Development in this open location lacks defensible boundaries leading to discordant integration with the countryside.

Consequently development would be contrary to Policies PS1, PS2, PS4, H5 and H8 of the UDP.

Chris



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