

Hi Jessica,

Thank you for bearing with me on this. I have discussed your queries with our client and can advise as follows:

- The larger section of the site (the red line area of the previous application) was purchased by the applicant in 2015. This land was previously owned by a private individual. It has never been available to the public and has never been used as allotments.
- The smaller section of land (off South View) was purchased by the applicant in 2007. Again, this was purchased off a private individual. It has never been available to the public and has never been used as allotments.
- Neither parcel of land has ever been tenanted.
- Queries relating to public consultation and alternative provision are not therefore relevant.
- Both parcels of land are owned and used by the applicant. Horses are grazed on them and some low-key storage takes place. Neither parcel has any public use and there is no public access to them.

The starting point for any consideration of this application is that the vast majority of the site benefits from an extant permission to be developed for housing. This is an important material consideration. It is also relevant that the council cannot demonstrate a 5-year housing land supply, and that for the scheme to be unacceptable then it would need to be demonstrated that the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. In the context of an national housing shortage, and given that the site provides no public access/ benefits, this would not occur.

I would also point out that the proposed scheme does provide areas of accessible greenspace within the site, as well as a footpath linking the site to the open land to the west. The proposal would therefore improve access to greenspace within the area.

In light of the above I think the only reasonable conclusion is that the principle of development here must be acceptable. Hopefully, we can get this agreed and then look to tackle the outstanding technical points.

I hope this helps and look forward to hearing from you.

Kind regards,

James



James Roberts
MRTPI

☎ 01246 880 302

✉ james@jrplanning.co.uk

Velocity Point, Wreakes Lane, Dronfield, S18 1PN

Sincerity. Knowledge. Success.

Please consider the environment before printing this email. This email and any attachments to it may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed are solely those of the author and do not necessarily represent those of JR Planning. If you are not the intended recipient of this email, you must neither take any action based upon its contents, nor copy or show it to anyone. Please contact the sender if you believe you have received this email in error.