do-not-
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From:do-not-reply@ambervalley.gov.uk
Sent:18 Aug 2022 13:23:47 +0100
To:Development
Subject:Online submission - comment on a planning application

Submitted via www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/comment-form

Application details:AVA/2022/0663

Outline planning for a new detached dwelling and detached garage (the proposal is a departure to the Adopted Local Plan)**Are you a councillor?**Yes**Do you want the comment you are about to submit to be shown on our website?**Yes**Name:**Kirk Langley Parish Council**Address:**
[redacted]
address:clerk@kirklangleyparishcouncil.gov.uk**Name of organisation (if applicable):**Kirk Langley Parish Council**Do you wish to object?**Yes**Grounds for objection:**Application AVA/2022/0663

Objection is made to the application for a residential development within the garden of Twenty Acres Farm. The grounds of the objection are that it is contrary to the policies of the Kirk Langley Neighbourhood Plan (KLNP) the Local Plan and the NPPF.

Location
The following policy of the KLNP deals with the location of new development: -

HOUS 2 POLICY:
a) Kirk Langley village - new housing will be supported on land within or adjacent to the "built framework" of the village;
Outside of these two locations, the area is classed as "open countryside" and new build dwellings will not be supported unless one or more of the circumstances set out in paragraph 79 of the Framework apply. The conversion of farm buildings and extensions of existing buildings will be supported outside these areas.
The KLNP defines the "built framework" as "the limits of continuous or contiguous development forming the existing built up area of a settlement". This development clearly falls outside that delineation and is a proposed development within the countryside. The Design and Access Statement submitted with the application for outline planning consent, makes no reference to the KLNP and therefore does not address this key objection.
Reference to accessibility of services is not accepted. Public transport provision is poor and there are no services within a walkable distance. An increase in vehicle movement is therefore inevitable and contrary to AVBC's commitment to addressing the Climate

Emergency.

Planning law
Planning law requires that applications for planning permission be determined in accordance with the development plan (which now includes the KLNP), unless material considerations indicate otherwise. Although the Local Plan is out of date in terms of its housing policies and the presumption at para 11d may therefore apply, there are a number of policies which still carry weight relating to the environment and heritage. In addition, it is submitted that para 14 of the NPPF applies in this case. This means that "the adverse impact of allowing development that conflicts with the KLNP is likely to significantly and demonstrably outweigh the benefits". In view of the operation of paragraph 14, it is submitted that there is nothing submitted by the applicant which would outweigh the adverse impact of allowing this development.

Local Plan
The 2006 local plan saved policies applicable to this application are: EN1, which does not permit development outside the built framework of settlements (using the same definition as the KLNP) unless certain exceptions apply. It is submitted that none of the exceptions apply in this case. There is no wider public benefit resulting from this development.

The applicant refers to the Social & Economic Assessment of the development; "which if approved will provide an acceptable, affordable and sustainable form of development in this pleasant and much sought after suburban location".
This area does not need more 4-bed properties. This is clearly set out and justified within the housing mix policies of the KLNP. It is neither an acceptable, affordable nor a sustainable development. It is also not a "suburban location". It is a development in the countryside, expressly contrary to the KLNP and Local Plan.

Clerk Kirk Langley Parish Council**General comments:**Application AVA/2022/0663

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Clerk Kirk Langley Parish Council**GDPRTick this box to confirm that you have read and understood the above:**True