

Webb, Alex

From: Heppell, Dawn
Sent: 18 October 2022 16:07
To: Webb, Alex
Subject: F/22/93315 Cockpit Farm Barn, Knowle Lane, Horton Heath

Alex

The Council adopted the Local Plan 2016-36 on 25th April 2022. This document now forms the planning policy framework for the borough until 2036.

The site, Cockpit Farm Barn is outside the urban edge and identified as countryside on the Policies Map. It is also located in the settlement gap between Horton Heath and Fair Oak. Policies S5 and S6 in the adopted Local Plan apply to proposed development on this site.

Policy S5 sets out the uses appropriate in the countryside and detailed criteria for new development in these uses. Policy S6 requires development to demonstrate that it would not undermine the extent or visual separation of settlements and not have a detrimental urbanising effect. It is noted that the site has permission for the change of use of the barn to five residential dwellings under permitted development. While policy S5 identifies residential extensions, replacement buildings and limited residential conversions as appropriate uses in the countryside, it does not include new residential development. The proposed development would therefore be contrary to the recently adopted Local Plan policies S5. In addition, the site is within a narrow part of the settlement gap between Horton Heath and Fair Oak and would have an urbanising effect on the gap, contrary to policy S6.

With regards
Dawn

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