

From: Nik Antoniou <njaltd@gmail.com>
Sent: 20 December 2024 11:41:09 UTC+00:00
To: "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>
Subject: DM/24/2770 - Stumble Ridge

Hi Rachel

The objection letter from Ide Planning has now been reviewed and I will not repeat the case set out in the DAS or the other supporting reports. The responses are summarised below and in no particular order:

- The proposal is for a self-build unit without doubt. The application form / CIL form reference this and the Applicant has completed the declaration as part of validation
- With regards to the track there is no intention at this stage to hard surface / urbanise its appearance. It should remain natural / porous and any surfacing materials can be secured by condition.
- Heritage matters and the impact on the Conservation Area are fully assessed in the Chilcroft Heritage report where it is clear there would not be unacceptable harm.
- The proposed dwelling has been designed to take account of the fall of the land so that it is less impactful and does not appear perched in the landscape. This is clearly illustrated on the proposed colour site section. With regards to dark skies it's not considered that the proposed house would be any more impactful than those around. Discussions could be had about the use of planning conditions in relation to black-out blinds and other standard measures if necessary.
- References are made to it projecting into the countryside; in reality the bulk of the property falls within the settlement boundary with only a small amount slightly beyond. The impression given is something that has a significant impact which is not the case. The proposal is contained well within the existing plot with a large amount of the southern plot remaining undeveloped. It is clear from looking at the proposed Ordnance Survey plan that the siting of the dwelling does not appear out of character or at odds with development around.
- It is understood that the Council's housing supply position has dropped significantly and together with the new NPPF and housing targets coming forward, there will need to be an increase in supply and it is maintained that windfall sites such as this are a way of subtly increasing housing provision across Districts which complement the larger strategic developments.

Separately the Parish Council objection is noted but many of the comments are similar in nature. As you are aware in planning, we must determine what is before us not what might be and there is a degree of speculation about the future but that is not what is before the Council for determination.

As you are aware from the submission and the number of supporting reports, the Applicant is well aware of the location within the village, Conservation Area and the High Weald AONB and it is for all these reasons that a number of professional supporting reports have been provided. With regards to construction traffic, as is always the case and as noted by the Parish, it is only temporary and if there were to be any damage it would be made good as is always expected. Overall given the proposal is just for one unit it is not considered there would be any meaningful/harmful impact on any existing occupiers of neighbouring properties.

I am not expecting any response this side of Christmas but if there is anything specific you wish me to respond to further, please let me know.

Kind regards

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