

**NOTIFICATION OF DECISION OF
THE LOCAL PLANNING AUTHORITY**

Date of Decision: 24 January 2024



Email: planning@folkestone-hythe.gov.uk

Mrs J Shepherd
C/o Mrs Danielle Dunn
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TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 23/1680/FH

Proposal: Outline planning application for the erection of a single dwelling with all matters reserved except access into the site.

Site Location: The Pepperlands, Boarmans Lane, Brookland, Romney Marsh, TN29 9QU

DECISION: REFUSED in accordance with the planning application and plans.

REFUSAL REASONS

- 1 The proposed development, due to the site's location outside of any defined settlement boundary, would result in unacceptable residential development in the countryside outside the confines of an existing village or rural settlement, remote from local services and transport links, where future occupants would be reliant on the use of a private motor car. As such, the proposal would be contrary to policies SS1, SS3 and CSD3 of Core Strategy Local Plan. These policies when taken together seek to provide new homes in accordance with the settlement hierarchy and reduce the need for travel by car unless they cannot be practicably located within an existing settlement and require a countryside location.
- 2 The application site has the potential to provide habitat for protected species and may be of ecological value. No information has been submitted with the application appraising the ecology of the site and, if necessary, detailing proposed mitigation. In the absence of this information, the application fails to properly assess the impact of the development upon ecology, and therefore has the potential to harm protected species in a manner contrary to policies HB1 and NE2 of the

adopted Places and Policies Local Plan, and the National Planning Policy Framework.

- 3 The submitted Flood Risk Assessment fails to properly consider the issue of flood risk including the Sequential Test and the Exceptions Test and therefore fails to demonstrate that the proposed development would be safe for its lifetime or that flood risk will not be increased offsite. The proposal is therefore contrary to policy SS3 of the Core Strategy 2022; and the National Planning Policy Framework.

Informatives and notes

- 1 Your attention is drawn to the fact that this refusal of planning permission is on the basis of the following submitted documents:
2996.020.A
2996.080.B
2996.030.C
Flood Risk Assessment (August 2023)
Supporting Planning Statement (October 2023)

In determining this planning application, the Council has had due regard for all relevant matters and particularly the National Planning Policy Framework. This includes the duty to work positively with the applicant to resolve potential issues and seek acceptable solutions.

This decision relates ONLY to the requirements of Town and Country Planning Act 1990. Separate determinations are required for other aspects of the planning regime, building regulations and environmental legislation. Any other permissions must be obtained separately from the relevant body.



Issued by the Chief Planning Officer

This decision notice consists of 3 pages

NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority then you may be able appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so promptly.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate.

The Inspectorate's website also gives details of timescales and the processes which would apply to this type of application.