PARKER DANN
Chartered Town Planning Consultants
Suite S10, The Waterside Centre, North Stree
Lewes, East Sussex BN7 2PE
tel: 01273 478654
web: www.parkerdann.co.uk

Mr. Matthew Taylor
Senior Planning Officer
Wealden District Council
Vicarage Lane
Hailsham
East Sussex
BN27 2AX

14th October 2021

Dear Matthew,

RE: Land at Old Orchard House, Horebeech Lane, Horam, East Sussex
Council Ref: WD/2021/2356/MAO

Further to our discussions regarding the above site, please find attached our revised planning application which is a re-submission following the dismissal of our non-determination appeal under Appeal Ref: APP/C1435/W/19/3235754 and Council Ref: WD/2020/2063.

It is submitted in outline form specifically with layout as a reserved matter although does take into account your helpful previous comments. A total of 38.No dwellings are now sought.

The Inspector finds harm in 3 areas, sustainability (access to services), landscape, residential amenity. Paragraph 37 refers to “decisive harm” to living conditions. Paragraph 48 states “given the totality of harm identified above”. We have amended the scheme to address the Inspector’s comments. The scheme is materially different in several key areas which enables the Council to approve the revised scheme.

The key changes are:
- A reduction in units from 51 to 38
- Removal of problematic garage by Old Orchard House
- 5 buildings not 14 buildings along the frontage
- Increased depth to greenspace at front of site and hedge
- Reduction in hard standing through reduced parking spaces
- A green edge around units 19 and 20 where units have been removed
- Greening of plot 29 following removal of a unit
- Removal of garages throughout

We think this overcomes the issues identified by the Inspector in paragraph 23. There is now substantially less built development on the site as result of the loss of units, garages and hard standing associated with parking. We’ve also designed out the “decisive” amenity harm.
I trust this is useful but if you have any further questions please do contact me.

Yours sincerely

Mark Best BSc (hons) MSc MRTPI
Director
For and on behalf of Parker Dann
mark@parkerdann.co.uk
01273 478654