

Planning Update

Land behind Little Homefield, Mannings Heath DC/19/0074

The developer used a new kind of Planning Application introduced by the Govt. called "*Permission in Principle*". It was designed to make it quicker and easier for developers to get planning consents.

Under this kind of application, only the *principle* of developing the site and the minimum and maximum number of dwellings could be considered by District Councillors at Planning Committee North. Note, the application was different to the usual applications and did not include what kind of dwellings should be built (semis, flats, terraced, bungalows, executive houses), their size, their position, or their design. Therefore, with this new kind of Planning Application, there is far less scope to oppose anything.

As the site was originally part of the back garden of Little Homefield, it is within the Built-Up-Area-Boundary of Mannings Heath. According to local planning policies, this gives a strong presumption in favour of development, provided other policies are met.

The Parish Council therefore unfortunately, had no alternative but to support limited development on the site and for the same reason, District Councillors had no option but to grant planning permission in principle for 3 to 4 dwellings.

So, what happens next? The developer is now obliged to apply for *detailed technical consent* by stating what kind of dwellings he wants to build, their size, their position and their design. This application will also go before the Planning Committee North for consideration if planning officers support it, provided there are at least 8 objections to it from residents living in different addresses.

The Parish Council has already stated that it wants to see single storey bungalows on the site in order to limit the impact on the nearby houses on the A281 and the footpath and farmland that adjoins the site. However, the developer has already appealed an earlier refusal of the more usual kind of Planning Application for 6 semi-detached houses. A decision from the Planning Inspectorate may take several months.

We need to wait so see what the developer's *detailed technical consent* application contains. More may become known when the developer makes a presentation to the Parish Council at its next Planning Meeting on 20 March. This will be at 7.30pm in Mannings Heath Village Hall and everyone is welcome to come along and listen.

When the *detailed technical consent* is lodged with HDC, residents and the Parish Council will have an opportunity to comment and, if necessary, attend the Planning Committee North meeting. (Please watch this website for the date).

This is a complicated matter and if anyone has any queries about it, then please contact the parish clerk.