

7 houses approved

despite dismissed appeal for one house!

Despite having a historic appeal for one house quashed (application and appeal not a Bloomfields assignment!), the team at Bloomfields could visualise the potential of this site in the countryside.

"Understanding the position (or lack) of a Council's Local Plan and their ambition (or not) to provide development is key. A good working relationship with Councils' planning officers makes the reality of schemes much easier to negotiate."

reports Thomas Ogden, Director at Bloomfields.

► Local Plan Position

Recognising that the Council did not have an up to date Local Plan meant that the weight of support for development on site was somewhat improved, along with the knowledge that a lack of housing supply allowed further emphasis to be put on the Council for required housing delivery.

► Understanding site constraints

Taking time to understand the full extent of a site's constraints and those in the vicinity should shape the way a scheme is designed and presented. Not only is this good planning, but it means that explaining matters to third parties and the planning officer follows logic. In turn, this means that the Council's officers can better explain this to local Councillors, consultees and neighbours as queries may arise directly with them. In this case, Bloomfields needed to consider the location of a high-pressure gas main across the site (this required consultation with Health and Safety Executive), the opportunity to improve an access (Highway Authority), local housing that had perceived heritage value (Conservation

officer), the topography of the land to address perceived flood issues (local Drainage Board and the Environment Agency) and the need to provide good landscaping to offer both screening and ecological gains (ecologists).

► Pre-application advice

Having open dialect at a site meeting with the Council meant that the design of this scheme could be amended to meet some of the Council's initial views regarding housing layout and density. It was also a useful way of confirming the extent of reports the Council would want accompanying any application. This not only reaffirmed what Bloomfields had set out to their client, but it gave the applicant greater comfort and financial understanding when it came to considering how they wanted to proceed.

► Knowing when to press the button

Despite local objections to the scheme, and from a Ward member calling for refusal at Committee (despite a positive



recommendation from officers) the case was deferred by members. Rather than appealing the case and despite it not being necessary, Bloomfields advised their client to provide some additional information for members benefit. Although frustrating; when the case was back at Committee, and despite further calls to refuse the application, the application was recommended for approval by members. This saved entering the much longer, more expensive appeal process.

► Site Promotion

Having promoted the site through the forthcoming Local Plan process, Bloomfields are pleased to report that the site is also now, together with surrounding land, proposed for draft allocation.



SITE FOR SALE

The site is currently for sale through Lambert & Foster, details of which can be found by scanning this QR code.



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