

## Defined Development Extent – Guilden Morden

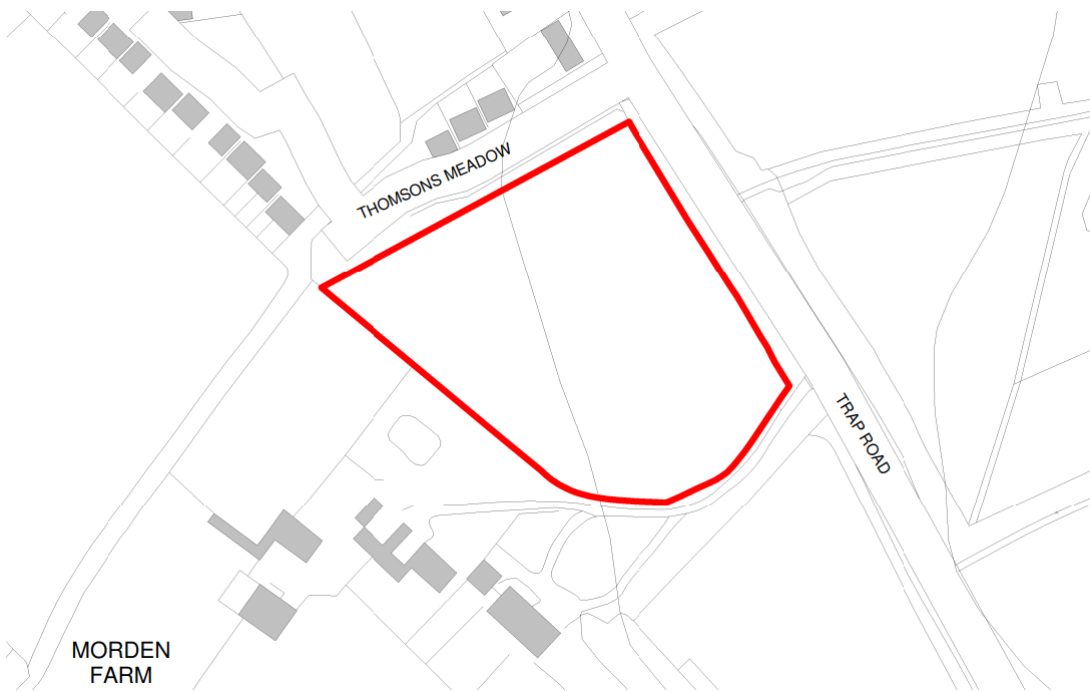
1. Objection is raised in respect of the proposed development extent boundary as highlighted red below to the south east of the settlement at Guilden Morden



Extract from the Development Extents boundary

### Context to the Objection

2. As the Council's records will confirm in May 2021 Reserved Matters approval (20/03151/REM) was granted pursuant to outline permission (S/3077/16/OL) to enable the construction of 16 new houses on land at Thomsons Meadow on the south eastern edge of Guilden Morden.



Red line site area for the permitted outline and reserved matters consents

3. The development is now completed and occupied.
4. The site is enclosed on all sides by a strong woodland / tree belts and to the east by Trapp Road.
5. To the south east of the site (within the area enclosed by the trees) is an area of retained paddock land. This land was within the outline permission red line area but was not required to accommodate the existing development or its Open Space needs.



**Aerial view showing the 16 dwellings contained by the surrounding woodland and tree belts**

6. The boundary extent as currently proposed in the consultation draft of the plan is shown approximately on the aerial photograph on the following page in red.
7. As will be noted this cuts across the internal access driveway, excludes the site accessway and the land between the access road and the tree belt which encloses the site.
8. This representation seeks amendments to better reflect the existing physical features that contain and separate the site from the surrounding countryside and so define a more 'defensible boundary'.



Aerial view showing the proposed development extent in red

#### Details of Objection

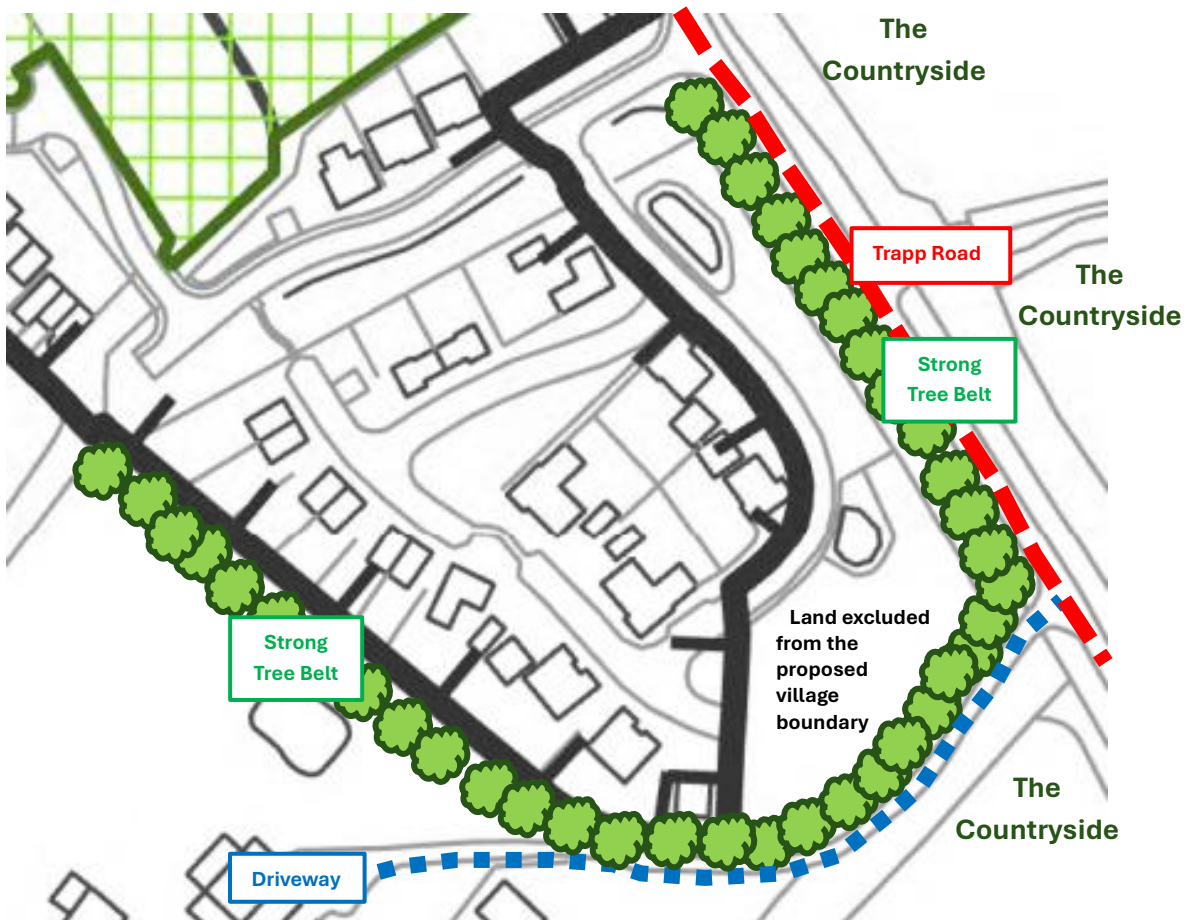
9. The draft plan states that:

*“2.132 Defined development extents define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that **the countryside is protected from gradual encroachment**, but in particular they help **guard against incremental growth in unsustainable locations.**”*

10. In summary the purpose of the boundary is noted as being necessary to:

- i. Protect the countryside from encroachment; and
- ii. Minimise development in unsustainable locations

11. As shown on the following page and as will be noted from a site visit, in terms of the first element, the tree belt which surrounds the Thompson Meadow development, now known as Queen Elizabeth Close, is extremely dense. Trapp Road runs along the eastern belt and an existing driveway runs to the south of the southern belt.
12. This leaves an area of land between these roads and tree belts and the existing 16 homes.
13. This area holds no visual relationship with 'the countryside' it is far more directly related to the existing housing.
14. Development on this area would therefore not result in any '*encroachment of the countryside*'.



Plan showing the context around the proposed development boundary and the actual physical constraints on the ground

15. This was the conclusion drawn by the Council when granting the consent for the 16 houses under outline consent S/3077/16/OL. The officers report states:

*“77. The site is subject to extensive tree and hedge planting, with mature tree belts most prominent on the eastern, western and southern boundaries **which screen the site to a significant extent from views along Trapp Road.** The presence of the extensive boundary planting gives **a sense of containment within the wider landscape, as opposed to being closely related to the character of the open agricultural fields to the south.** This means that the site reads as a separate entity when considered within the context of the surrounding landscape.”*

16. In terms of sustainable development, Guilden Morden is defined as a Group Village. The draft plan states that:

*“2.129 .....All Group villages have at least a primary school and limited development will help maintain remaining services and facilities and provide for affordable housing to meet local needs. In Group villages, development will not be permitted on sites capable of accommodating scheme sizes significantly larger **than 8 dwellings, or exceptionally up to 15”***

17. The plan acknowledges that Guilden Morden is of a sufficiently sustainable nature to accept new residential development of up to 8 new homes and exceptionally 15. The area of land which sits between the existing development and tree belt is of a scale to accommodate a maximum of 5 new homes.

18. As is therefore clear, by amending the proposed development extent boundary to approximately that shown by the red line below, this would not adversely impact or harm the stated objectives of the development extents policy i.e. there would be no countryside encroachment and the change would not lead to unsustainable development.

### Conclusion

19. Objection is raised in respect of the proposed development extents boundary at the south eastern edge of Guilden Morden.
20. As drawn, it does not follow clear, permanent, or defensible physical features and instead creates an arbitrary incursion into a clearly contained site
21. We ask that this is amended as shown by the red line on the plan extract on the below. This would provide a logical boundary based upon clear defensible features. As noted by the Council when granting the Thompsons Meadow development the well treed site boundaries clearly separate the site from the wider countryside and agricultural land beyond.
22. The current boundary alignment is unsound as it is not justified on the facts on the ground, would not prove effective in its application as a result.



**Plan showing the proposed change to the development extents boundary at Guilden Morden in red**