

**PLANNING APPLICATIONS: 21/502369/FULL & 21/500786/FULL**

- Two representations made by residents of Pilgrims Retreat have been received since the Committee report has been published. The following comments were made (in summary):
  - *The site's planning/enforcement history has caused much concern and worry for residents of Pilgrims Retreat; and it is unclear how it has got to this situation when there has been years of unauthorised development on the site.*
  - *Holiday use on the site would generate more vehicle movements and it is considered that the development does not cause a highway safety issue.*
  - *The site is not within Flood Zones 2/3.*
  - *Whilst remote, Pilgrims Retreat is a community which is safe, secure and supportive, with the availability of online shopping and prescription deliveries etc.*
  - *Residences can be adapted for wheelchair access etc.*
  - *Pilgrims Retreat is not harmful in terms of its environmental impact.*

These representations have been considered but for the reasons set out in the Committee report, the presented recommendations remain the same.

- Please note that paragraph 5.16 of the Committee report should refer to paragraph 177 of the NPPF and not paragraph 172.
- Please note that paragraph 9.01 of the Committee report should refer to paragraphs 104 and 105 of the NPPF and not paragraphs 102 and 103.
- Please note that paragraph 9.12 of the Committee report should refer to paragraph 177 of the NPPF and not paragraph 172.
- Please note that the second recommended reason for refusal should be amended to read:

*The development is considered to be a major development in the Kent Downs Area of Outstanding Natural Beauty, and there are no exceptional circumstances to permit this development, and it has not been demonstrated that the development is in the public interest. The development is therefore contrary to paragraph **177** of the National Planning Policy Framework (2021).*

**THE RECOMMENDATION REMAINS UNCHANGED**