

13 Gordon Court, Loose

Item 22, Pages 320-328

Ref: 17/502197

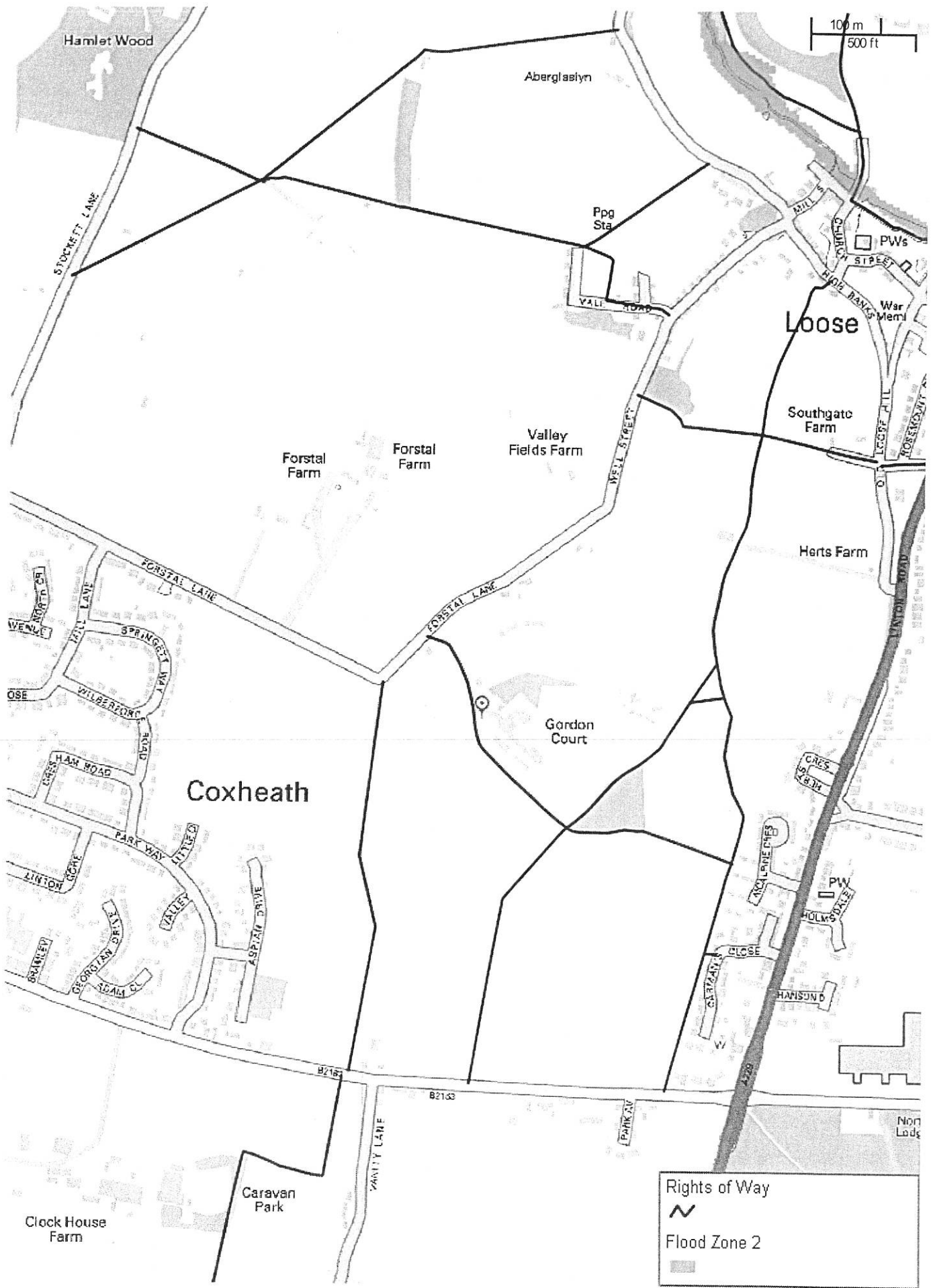
The report summary should have included a recommendation. This is that though the proposal represents a departure from the development plan, in the absence of demonstrable harm to the countryside, amenity, wildlife or local highway conditions the recommendation is that of approval.

Regarding whether the proposal is sustainably sited, attached is a plan showing the application site in relation to the local road and footpath network. The application site (by road) lies just over 1.55 km to the centre of Coxheath and 0.55 km to Loose. These are not significant distances in driving, cycling or walking terms. Should residents seek to avoid using roads there is a public footpath abutting Gordon Court to the south connecting to public rights of way providing access to Loose and Heath Road to the east of Coxheath.

It is accepted that unsurfaced public rights of way may not provide the ideal environment for buggy use however they provide an alternative to walking on roads to Coxheath and Loose. In the circumstances it considered the proposal can be seen to represent sustainable development in terms of access to local services.

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MY RECOMMENDATION REMAINS UNCHANGED



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