

## **Application ref. DC/20/00585**

In lieu of not being able to attend this committee meeting in person I would like to submit the following written representations in opposition to this planning application.

This site is outside of the existing settlement boundary and is isolated from the rest of Thurston proper. This not only contradicts the established policy within Thurston's Neighbourhood Development Plan, which emphasises development within the existing village, it also, in my view, fails to align with the key principles of the National Planning Policy Framework.

Firstly, as this site sits so far beyond the village of Thurston and any amenities or transport links, this development surely fails the test of environmental sustainability set out in the NPPF. There are no practical means of public transport available and no public footpaths or pedestrian access to the main village, and so a dependence on cars to travel to and from this site is an inevitability. As a result, the NPPF's policy of "*minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy*" is directly contradicted.

Similarly, as a single dwelling with no associated affordable housing or tangible economic benefit, there is little wider advantage offered to the District as a whole. There is little evidence of any plausible improvement to the local community, which is another measure of social sustainability in the NPPF, and given the large developments already approved in Thurston there will be negligible improvement to the economic sustainability of the local area.

Furthermore, I hope the committee will take into consideration the previous refusals relating to this site – specifically applications DC/18/00143 and DC/18/02262, as well as the rejected appeal AP/18/00250 – which should weigh against this development when considered against its supposed benefits.

For these reasons I hope the committee will agree with the comments made by the Parish Council, Cllr Turner, and myself, and will refuse planning permission for this development.