

**From:** [Laura Garth](#)  
**To:** [Laura Garth](#)  
**Subject:** FW: 19NP0093 Former Cricket Ground  
**Date:** 28 November 2019 09:47:04

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**From:** Clare Grundy [REDACTED]  
**Sent:** 20 November 2019 16:17  
**To:** Colin Godfrey  
**Subject:** RE: 19NP0093 Former Cricket Ground

Dear Colin,

[REDACTED]

[REDACTED]


[REDACTED]

With regard to Core Strategy Policy 6, we have looked again at the criteria and the order of priority. We note your statement that the personal circumstances of the applicant are not a key planning consideration, however they are fundamental to the applicant and place significant constraints on the areas they are able to consider against the other criteria.

As stated in the submitted material, there are no alternative properties of a suitable size on the market within Harbottle or within a 3 mile radius. The bothy adjacent to the site is used by the applicants mother for storage with a formal 3 year agreement in place for this. Having assessed whether this building has the potential for extension anyway, we consider that its proximity to The Old Mill would generate issues with overlooking on the East side. This may not be a problem while it remains in the family but obviously, as you state in your email, this has the potential to be sold on to someone who meets the Local Needs criteria some time in the future and we assume therefore that it would need to meet standards for this. Similarly, its position on the Western boundary would restrict windows on the West side of the building. The location of the trees to the South and dovecote to the North would prevent significant extension in either direction, thereby making it an unsuitable development proposition for a family home; this essentially rules out options under criteria 1 and 3.

Potential development sites within Harbottle are limited, with the only other potential site large enough for a property of the size required currently the subject of enquiries for another of our clients (with which you are familiar). We consider that this rules out Option 2.

We hope the above is sufficient to satisfy you that this application is a suitable criteria 4 candidate, having ruled out the alternative options sequentially.



Please let me know if I've missed anything!

Kind regards,  
Clare

**Clare Grundy**  
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