

PM-NPPF 20255.txt

From: Sarah Cornwell [sarah@solentplanning.co.uk]

Sent: 30 July 2012 11:30

To: Rosemary Morton

Subject: Winchester Local Plan Part 1 Joint Core Strategy Additional Comments
Policy MTRA 4

F.A.O Programme Officer Ms R Morton

Further to our representation submitted on 12 March 2012 on behalf of our client Cavendish and Gloucester PLC we would like to make the following comment for consideration by the Inspector in relation to Policy MTRA 4 of the Winchester Local Plan Part 1 Joint Core Strategy – Development in the Countryside and the National Planning Policy Framework (NPPF) published in March 2012.

The Schedule of Proposed Modifications June 2012 makes no reference to any proposed changes to Policy MTRA 4. We are of the view it should do so, in recognising paragraph 55 of the NPPF which states that:

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- ~ the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- ~ where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- ~ where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- ~ the exceptional quality or innovative nature of the design of the dwelling. Such a design should:
 - be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
 - reflect the highest standards in architecture;
 - significantly enhance its immediate setting; and
 - be sensitive to the defining characteristics of the local area.”

(underlining our emphasis)

We are of the opinion that Bullet point 2 of Policy MTRA4 should be revised so that it is consistent with the NPPF, in that redundant or disused buildings can be used for housing (not just affordable housing as the Policy currently states) where there redevelopment will lead to an enhancement to the immediate setting.

With Regards

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