

## Land at Great Ventors DC/18/1792 – Supplementary Comments from Spatial Planning

Following correspondence which has been received in connection with the above application, the Spatial Planning team have undertaken a review of the comments. The comments made by the spatial planning team on 15 October 2018 remain an accurate reflection of the policy position. To assist further with this interpretation of the policy position, the following supplementary comments are set out below:

- 1) The original box in the policy response confirms that the Nuthurst Neighbourhood Plan was made on 22 October 2015 and states that the plan is a material consideration in the determination of planning applications. To clarify, once made, a neighbourhood plan forms part of the Development Plan (along with the HDPF) – the policies in both plans therefore both form the basis for decision making in this parish. However, it is still necessary to consider other factors such as the NPPF which have emerged since that time.
- 2) An updated version of the National Planning Policy Framework was published in July 2018. The response from Strategic Planning identifies a number of key paragraphs in connection with this application. In addition to these paragraphs, we would also draw your attention to paragraph 59 of the 'new' NPPF. This states the government objective is to significantly boost housing supply. This is a material consideration and the proposal to increase numbers on this site must take this objective into account. It is worth noting that the outcome of the most recent Neighbourhood Plan Examination in Horsham District was a recommendation by the Examiner to remove the housing numbers ascribed to each site to help meet this objective and to ensure the most efficient use of land.
- 3) HDPF policy 4 – this section of our response covers why we consider that the proposal is in broad accordance with these criteria. It is important to note that the Examiner of the Nuthurst Neighbourhood Plan will have considered whether the allocation was in accordance with this approach (as well as the Core Strategy which was the adopted policy at that time). The principle of development at this location was agreed and the Examiner will have had to consider boundary / landscape impacts as part of this process (as referred to in section 5 of Policy 4). If there had been very significant landscape concerns the site would not have been allocated. Therefore, subject to the more detailed design issues, it is difficult to argue in pure policy terms that a relatively small number of additional dwellings within the wider site footprint would have such a significant effect on the landscape / boundary that the whole scheme becomes unacceptable, when the overall principle of development on this site has already been agreed.
- 4) Policy 15 of the HDPF – the 1500 homes to be delivered through neighbourhood planning is a minimum figure and the policy response correctly states 'at least'. However the point that this is a minimum figure as opposed to a ceiling is re-emphasised.
- 5) In the original response to this application, there was no direct commentary on the issue of affordable housing provision (policy 16). The site area is over 0.5ha which therefore requires the provision of 35% affordable. It is our understanding that the proposal will make additional contributions to ensure that the level of affordable housing provision continues to meet this requirement. We can therefore confirm that the scheme as proposed is compliant with HDPF Policy 16.

Catherine Howe

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