

From: Jonathan Medlin [REDACTED]

Sent: 15 August 2017 12:27

To: Neighbourhood Planning

Cc: Whitchurch Villiage Council

Subject: Response to WVNP consultation

Dear Sir/Madam,

Representation to the Draft WVNP, and Proposal to include Land adjacent to Moret, Hursley Hill as an allocation for one self-build dwelling for people with a local connection

I am supportive of the WVNP in general. It covers a diverse, important area which will see much change in coming years.

The WVNP should do more to assist the non-village parts of the parish. For example, it supports the role of and provision of affordable housing but as drafted this will not be delivered in the more rural settings, covered by the Green Belt.

Policy WV 1.3 relates to affordable housing in Whitchurch Village, and it requires that at least 30% of the affordable housing shall be allocated based on a local connection. This is supported, but the WVNP should go further to promote affordable homes for local people on sites elsewhere in the parish, for example on brownfield sites in the Green Belt. Where these sites are in the Green Belt, it would constitute an exception to Green Belt policy, in accordance with the NPPF. The WVNP should address this issue. Similar restrictions and criteria would apply, but it would allow locally connected people the opportunity to self-build housing, on brownfield sites, and to remain within the parish.

An example site is the brownfield site adjacent to 'Moret', on Hursley Hill (16/02474/FUL), which has been refused planning permission and was dismissed at appeal (APP/F0114/W/17/3166414). If the WVNP promoted this site as an allocation, it would assist delivery of housing which has been refused on Green Belt grounds. Such instances would remain exceptional – as advised in the NPPF – but could also contribute towards local needs housing. The site is as shown in the accompanying red line plan which could be allocated as a development site through the Neighbourhood Plan, with appropriate restrictions in the policy. The planning application has been supported by the Parish Council, as has the resubmission 17/03310/FUL.

A number of small changes to the Neighbourhood Plan would allow the development plan to remove the Green Belt objection in principle, and allow the owner/applicant to bring forward proposals supported by the Parish Council.

Changes Required:

The WVNP should be amended slightly to support this development, or in other similar cases. Two changes to the draft Neighbourhood Plan are required:

1, An amednment to Policy WV2.1, as shown with underlining:

Policy WV 2.1- Positive green buffer management between Whitchurch Village and Bristol

Development will not be permitted outside the housing development boundary, as defined on Fig.13 if individually or cumulatively it would result in increasing the coalescence between Whitchurch Village and Bristol or reducing their separate identity by:

- a) Reducing the gap between Whitchurch Village and Bristol or,
- b) Increasing the density of development within existing curtilages

Substantial weight should be given to any harm to the Green Belt. Very special circumstances will need to clearly outweigh potential harm to the Green Belt and the construction of new buildings is considered inappropriate. The exceptions to this are set out in the NPPF (Para 89), which except limited for limited affordable housing for local community needs, and partial or complete redevelopment of previously developed sites (brownfield land) which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. Where an exception such as this exists, the development of housing for people with a local connection (see Policy WV1.3 for criteria) will be supported.

The above should fit with the WVNP vision. It would mean that where a development proposal within the Green Belt for housing meets the NPPF exception test, and is therefore acceptable despite Green Belt policy, that the WVNP would favour this as being for people with local connections.

2, Allocation of the site (site plan attached) for the self-build dwelling, for people with a local connection:

Site Allocation: The brownfield site known as Land adjacent to 'Moret', Hursley Hill, to be in-filled for one self-build dwelling.

Rationale: The Placemaking Plan defines 'infilling' as: "The filling of small gaps within existing development e.g. the building of one or two houses on a small vacant plot in an otherwise extensively built up frontage. The plot will generally be surrounded on at least three sides by developed sites or roads". The Placemaking Plan also acknowledges, at para 299a, that development on 'previously developed sites' within the Green Belt should provide an exception to Green Belt Policy. Policy H4 of the Placemaking Plan supports self build housing where the proposals are of sufficient design and sustainability merit. Provision of a single dwelling for people with a local connection will assist the aims of WV1.3.

I trust the above is understood, and would like to be notified of the decision on the Plan proposal and examination. The owner/applicant of the site requests the changes to the Plan to assist development which is supported by the Parish Council.

Jonathan Medlin

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