

Following the Local Plan Hearing Session 2B, CPRE wrote to the Inspector, Mr Mellor (uploaded to the Examination webpages as ED 050). Mr Mellor subsequently asked the Council to respond to the points raised in the letter.

The letter firstly seeks to confirm CPRE's position that they do not support the proposed allocations at H1 (7) (8) (9) (10). The Council acknowledges that this is consistent with previous comments from CPRE.

The letter then appears to object to the wording of Policy DM12 (2) and proposes an amendment; to replace the words "adjacent to" with "in".

During discussions at Session 2B, the Council agreed that an amendment was required to ensure the policy covered the urban area itself, not just land adjacent to the urban area. The revisions below were discussed to address this point and will be formally tabled as a proposed change at the appropriate stage. This will address CPRE's point about (2) referring to land within the urban area.

"2. At other sites within and adjacent to the urban area new residential development will be expected to achieve a net density of 35 dwellings per hectare."

CPRE appears to object to the inclusion of the words "adjacent to" on the basis that the policy would, it considers, support windfall development on greenfield land outside of the urban area. The Council would comment however that development in these locations would be considered under countryside policies in the Local Plan, and the acceptability or otherwise of proposals would be determined in accordance with these policies.

The scope of Policy DM12 is limited to matters of density only, and it does not, in any way, provide in principle support to proposals for development on land adjacent to the urban area. Rather, it identifies an appropriate density figure should proposals be considered to accord with other policies in the Local Plan.

Accordingly, it is not considered that the amendment proposed by CPRE is either appropriate or necessary for soundness.

11/11/16.