

Actions Arising From the Hearing Sessions

I have now considered the documentation submitted by the Council following the close of the hearing sessions and the consequential consultation responses.

There are a small number of issues I wish to raise:

1. Settlement Buffers

Policy WEL5 makes it clear that 50m is the minimum width for a settlement buffer (my emphasis). What is not clear, however, is how the Council would determine precisely how wide a buffer should be. To that end I consider that there should be indicators within the policy which would enable the decision-maker to react appropriately to any proposal¹ and draw conclusions as to whether or not the buffer should be wider than the 50m minimum.

2. Phasing Plan

Appendix A of CD44 suggests there will be approximately 500 completions in phase 1 (2015-2019) but this does not appear to tie in with the cumulative housing trajectory in CD36 which identifies a total of 920 completions for the same period.

Could the Council explain the apparent discrepancy?

3. WEL2, WEL23 and WEL25 – southwards facing development (CD-42)

The Council's objective of seeking a southwards facing development in transport terms is clear. What is not clear, however, is how the Council would expect that objective to be achieved (other than reliance on the improved junction 10 of the M27). I have no substantive

¹ NPPF paragraph 154

evidence to suggest that north-bound traffic movements on the A32 should be limited, however, there may be ways, for example through the layout of the development, that would contribute to meeting the Council's objective. Could the Council consider how advice on achieving the Council's objective of securing a 'southward-facing development' could be strengthened?

4. Structural Landscaping

There is a difference of wording being proposed for the amendment to policy WEL33. CD-38 (last paragraph under Wickham on page 4) includes different wording to that in section 2 of CD-41.

Could the Council decide on the exact wording it is proposing, bearing in mind the need to ensure that, as far as possible, Welborne will sit comfortably within its landscape setting from wherever it is viewed.

A response to these matters by Friday 19th December would be welcome.

David Hogger

Inspector

9th December 2014