

**David Hemy Matter 9**

**Re: - Westhorpe - Hamlet - Policy LS01**

I am writing to submit a further statement regarding Matter 9 and the proposal to apply Policy LS01 in Westhorpe which has been designated a **Hamlet** in the Join Local Plan.

It is my submission this proposal is **not** soundly based, justified, viable or effective.

LS01 allocates a site for development of up to 10 properties. This site fails to meet the definition or requirements of MSDC Policy LP01 - Windfall development in Hamlets and Dwelling Clusters - where **all** the following criteria must be applied: -

(a) "It would not be detrimental to the character and appearance of the settlement, landscape, residential amenity or any heritage, environmental or community assets"

The proposed development **would** harm the heritage assets pertaining to the adjoining historic Westhorpe Hall and be detrimental to, and out of keeping with, the character and appearance of the settlement, landscape and residential amenity of the hamlet itself. There would be **no** meaningful public benefit to offset this harm.

(b) "It would not result in consolidating sporadic or ribbon development or result in loss of gaps between settlements resulting in coalescence. The cumulative impact of the proposal on the location, context and infrastructure is considered acceptable".

The proposed site effectively results in estate development which the location (rural countryside), context (linear development only) and infrastructure (no services and a lack of connectivity to services/facilities in nearby villages) does not support and which would result in consolidation.

(c) "The scale of development is infill only for a single dwelling or a pair of semi detached dwellings".

The proposed site allows for development of up to 10 properties which is self evidently not justified.

(d) "Special regard shall be given to development proposals preserving and enhancing the AONB and to protect and enhance biodiversity".

The proposed site offers no public benefit whatsoever and is **not** required for MSDC to meet its 5 year land supply target.

I further submit that the issue of **sustainable development**, on which the policy of **soundness** is based, is addressed by para 78 of the NPPF which states:- "To promote sustainable development rural areas housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive especially where this will support local services".

The proposed site LS01 in Westhorpe performs inadequately against these criteria and is therefore **not justified nor effective**.

- Westhorpe is located in the heart of the rural countryside removed from public services and/or facilities required for day to day living. A lack of connectivity to nearby villages would result in

the overwhelming dependence on the private motor car and be contra to the environmental objectives necessary for sustainable development.

- There would be no public benefit to offset the harm to the agricultural/heritage setting of the 3 Grade Two listed buildings.
- The proposed site would alter the character, setting and experience of this historic hamlet.
- All the factors which resulted in the proposed land South of Church Road in Westhorpe being removed from the Joint Local Plan apply to the proposed site. The inclusion of this site thus represents inconsistency in the Council's application of its policy applying to sustainable development and is therefore **not sound**.

## **CONCLUSION**

The proposed site LS01 in Westhorpe is contra to the stated policies of MSDC, fails to meet the requirements of NPPF re sustainable development and therefore is **Not Sound** in terms of its inclusion in the Joint Local Plan.

David Hemy

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