

Main Matter 3 – Whether or not the plan will secure high quality sustainable design and safeguard and enhance the District’s landscape character, natural and historic environment

4) Is the requirement in Policy P4 for a masterplan on large sites (5 hectares or more or 150 dwellings) and public involvement in the design of major development proposals justified and how will this be secured and delivered? Should the considerations set out in paragraph 4.36 be incorporated into Policy P4?

We note the requirement in Policy P4 for a masterplan to be drawn up on large sites, with the intention of ensuring that development of these sites can be delivered in a comprehensive manner. Nevertheless, we request clarification on the nature of public involvement that is envisaged to take place in relation to its production. We note that as set out in paragraph 188 and 189 of NPPF (2012), early engagement in development proposals is encouraged.

Barratt David Wilson Homes support the need to engage the public and key stakeholders in masterplan proposals. Paragraph 66 of NPPF (2012) states that: “Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community...” such public involvement would ordinarily occur through the application process, and we request clarification on the nature of the public involvement envisaged in the design of major development proposals, in order to review its suitability.

We support the inclusion of paragraph 4.36 in the main policy wording. However we request clarification that this does not represent a requirement for all open space to contribute to the wider green infrastructure network. Although open space on the site as a whole can be seen to contribute in this way, not all green space can feasibly be connected to the green infrastructure network. We request clarity that not all open space should be required to contribute to the green infrastructure network.