

Hi Daphney

I've had an initial look at the Westwood Close application from a policy perspective.

The immediately clear thing is that BJC has looked at the 2012 NPPF and obviously we need to consider it against the 2018 NPPF. As part of their considerations though, they have relied heavily on the presumption, the out of date plan and thus the tilted balance in favour of the scheme. With the presumption now not applying, this is incorrect and needs a rounder consideration of the NPPF.

As part of the initial consideration, it is clear that there is an issue with how the PROW is treated which I have highlighted to enable the applicant the opportunity to provide further information. However we ultimately need a revised Planning Design & Access prepared with the 2018 NPPF in mind.

Are you able to request this from the applicant?

In the meantime, I will crack on with looking at the detail of the application, particularly re flood risk (however would like to wait until the EA provide comments first really). I will also look at the five year supply position but this will need Simon to return as I believe we will have to provide further detail to demonstrate why we believe we now have a 5YS.

Thanks

David

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