

DRIFTSTONE

Homes

**24 Palmerston Business Park
Fareham
Hants
PO14 1DJ**

7th August 2018

Jagoda Bartkowiak
The Planning Inspectorate
3P Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Sirs

**Town and Country Planning Act 1990
Appeal by Driftstone Developments Ltd
Site Address: 51 - 57 Frogmore Lane, WATERLOOVILLE, PO8 9Q
Reference: APP/X1735/W/18/3200672**

I refer to the above appeal for which a start date of 6th August has just been received.

You have provided this opportunity to forward comments upon the new National Planning Policy Framework (NPPF) as this affects the above appeal.

The underlying thrust of the NPPF remains the encouragement of sustainable development and meeting of housing needs. It is uncontested that the appeal site is in a sustainable location being within the settlement of WaterlooVille and would contribute well to the housing stock without harm.

Paragraph 38 states: *"Decision-makers at every level should seek to approve applications for sustainable development where possible."* Comment - It is our view that the Planning Authority has failed to follow this advice by not being proactive.

Paragraph 54 states: *"Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used*

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where it is not possible to address unacceptable impacts through a planning condition.” Comment – It is our view that the issues raised by the Local Planning Authority could have been addressed by the use of appropriate conditions.

Paragraph 68 is clear about small sites such as the appeal site: *“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*

c) support the development of windfall sites through their policies and decisions– giving great weight to the benefits of using suitable sites within existing settlements for homes; and

d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.” Comment – the appeal site is clearly suitable for development in the light of adjacent development carried out by the appellants.

The Inspector is requested to take these further comments into account when determining this appeal.

Yours sincerely

Graham Pretty
On behalf of the Company