

## DC/21/01802 – Land South of Honeysuckle Cottage, Holbrook

Correction:

Paragraph 13.10 should read:

“The proposal would offer social benefits in respect of providing general needs housing within a sustainable location, that would not result in the heavy reliance on private motor vehicles to access basic services, such as schooling and healthcare. However, the proposal does **not** meet the specific identified housing needs of the village and as such the proposal could not be attributed positive weight in terms of the social dimension of sustainable development.

Joint Local Plan (JLP)

- Since the publication of the Committee agenda, the Council has published modifications to Part 1 of the JLP (16<sup>th</sup> March 2023). These modifications are currently out to consultation and the JLP now has added weight.
- The key JLP Policy which apply to the proposal is SP03.
- Policy SP03 states that outside of the settlement boundaries, development will normally only be permitted where the site is allocated for development, or in a made Neighbourhood Plan, or is specifically permitted by other relevant policies of this Plan. The site is outside the settlement boundaries and is not allocated. As such the development does not comply with Policy SP03.
- The JLP is much more restrictive towards housing outside of the settlement boundaries than the current Core Strategy and in particular CS11; it also ties in more closely with the emerging Holbrook Neighbourhood Plan.
- The recommendation for refusal of this application is, therefore, reinforced by this change in circumstance.
- Reference to the emerging Policy SP03 will be fed into the reasons for refusal.