

Matter 3 Other revisions

Issue 3 – Are the other proposed revisions in the Partial Review soundly based?

- Q1. In relation to development in the countryside, is revised Policy GD4 and its supporting text, positively prepared, consistent with national policy, justified and effective? In particular:**
- a. Does it support and enable a prosperous rural economy in accordance with paragraphs 83-84 of the Framework?**
 - b. Is it consistent with national policy on rural housing (paragraphs 77-79 of the Framework)?**
 - c. The Partial Review proposes to include a new criterion on entry-level exception sites for first-time buyers. Is this consistent with paragraph 71 of the Framework and is it justified and effective?**
1. The Council are proposing to make amendments to the policy for development in the Countryside. The HBF does not consider that this policy is in line with NPPF 2019¹, which looks for planning policies to be responsive to local circumstances, to support housing developments that reflect local needs and to locate housing where it will enhance or maintain the vitality of rural communities. It then goes on to set more restrictive policies for 'isolated homes in the countryside', these are similar to those currently included in Policy GD4. The HBF consider that this policy should be amended to better reflect the policy set out in NPPF.

¹ Paragraphs 77-79 of the NPPF