

## RUSHMOOR LOCAL PLAN EXAMINATION

### Environment

**Issue 9. Are the policies for creating high quality and distinctive environments justified, deliverable and consistent with national policy?**

Q3. Is Policy DE2 justified? Will the policy be effective in relation to all types of development (including conversions)? Has the effect on viability been properly tested?

The Council's further justification is helpful and shows that there is little requirement for such a policy in the Borough given that development has come forward above space standards. Whilst the evidence would appear to support its inclusion we are concerned that the policy does not have the flexibility required by paragraph 14 of the NPPF to ensure that in future the plan does not prevent the delivery of well-designed homes below space standards that would meet any changing needs within the population. We would therefore suggest the inclusion of the following clause to ensure the policies soundness:

*"Where developments come forward that are smaller than the space standards but offer well designed and purpose built accommodation to address a specific need the Council will consider such proposals on their merits."*

Mark Behrendt  
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