

## APPLICATION No.19/01378/OUT

## COMMENTS FROM RUSHWICK PARISH COUNCIL

This Planning Application was discussed at recent Rushwick Parish Council (RPC) planning meeting and these comments developed with Public Consultation.

Rushwick Parish Council **STRONGLY OBJECTS** to this Planning Application and recommends **REFUSAL** for the following reasons.

Rushwick Parish Council believes that;

- In light of Rushwick's developing Neighbourhood Plan NO new houses should be built within the Village until a Housing Needs Survey is completed to demonstrate actual 'Village' housing needs, given housing developments already delivered or having acquired planning permissions.
- RPC would observe that Rushwick has met its quota of new housing numbers within existing SWDP and report that it has received indicative numbers for new dwelling allocation in SWDP of; 1 to 2030 and 20 for period to 2040.
- In light of this and the current SWDP NO speculative housing development applications should receive approval in Rushwick Village until current SWDP is comes into force in 2040.

RPC **OBJECTS** to this application on the following grounds;

- 1 IT CONTRAVENES 'SWDP SIGNIFICANT GAP' DESIGNATION OF THIS AREA
- 2 LAND NOT IDENTIFIED FOR DEVELOPMENT
- 3 OVERDEVELOPMENT
- 4 LOSS OF RURAL AMENITY
- 5 UNSUSTAINABLE DEVELOPMENT

- 1 CONTRAVENES SWDP SIGNIFICANT GAP DESIGNATION.

This area of land has been designated in the SWDP as a "Significant Gap". This designation is intended to protect the setting and separate identity of Rushwick by avoiding coalescence, retaining the openness of the land and securing the quality of life benefits of having available open land close to where people live. This planning proposal contravenes this designation, development within the significant gap should not be allowed for any purpose.

- 2 LAND NOT IDENTIFIED FOR DEVELOPMENT

RPC would make 3 primary points in that the proposed development land is;

- Not identified within the current SWDP, as it applies to Rushwick Village for any form of development.
- Site located beyond the Settlement boundary as defined within SWDP.
- That MHDC Five Year Housing Land Supply Plan identifies sufficient sites not to warrant development of this site.