

Gladman Developments Ltd

Winchester City Council

Local Plan Part 2: Development Management and Site Allocations

Examination Hearing Statement

Matter 4: High Quality Environment – Policies DM13 – 33



June 2016

1 **MATTER 4: HIGH QUALITY ENVIRONMENT**

1.1 l) Are policies DM13 – 33 reasonable and realistic, clear and consistent with national policies/guidance and do they establish suitable and appropriate criteria?

Policy DM22 – Rural Character

1.1.1 Gladman raise concerns with this policy in relation to the reference to tranquility of the countryside. **Whilst Gladman accept that ‘tranquility’ is referred to in §123 of the Framework, it is our position that the Council’s use of tranquility could be open to interpretation, beyond that of lighting or noise** occurring as a result of a development. Therefore, Gladman have reservations about whether this policy will be applied in a consistent manner through the development management process. Opinions on tranquility of the open countryside are highly subjective, therefore, without further clarity, this policy is likely to lead to inconsistencies in the decision making process. Policy DM22 is not considered to be effective as required by the Framework.