

Comments

Main Modifications to the Local Plan (18/02/19 to 01/04/19)

Comment by	NP4Yaxham (Maggie Oechsle - 1208068)
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Consultation Point	HOU 04 - Villages with Boundaries (View)
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To which proposed Main Modification does your representation relate? Please state the relevant reference number that you are commenting on from the Schedule of Proposed Main Modifications e.g. MM1

MM17 P.37 Yaxham Neighbourhood Plan Working Group is disappointed with the extensive, and in our view, unnecessary amendments made to HOU4. Of particular note is Criterion 2 which produces ambiguity instead of the clarity required by the NPPF. Who will decide what number of dwellings over 5% of the settlement is "significant"?

The cap of up to 5 dwellings in a minor development was clear and unambiguous and should be retained. There was much debate about this wording at the Local Plan Hearing and it is disappointing that the local view either from parishes or LPA has not been accepted and this flies in the face of Localism.

How is the settlement number calculated? It is our view that the number should only be those dwellings with full planning permission at the time of the adoption of the Plan. Outline permissions are for the principle of development only with the number of dwellings to be finalised at a later stage. So guesswork on the size of the settlement until then?

**Do you consider the proposed modification is:
(please mark the appropriate box)**

If you consider the proposed Main Modification to be UNSOUND, please identify which test of soundness your representation relates to?

Please set out what changes you consider necessary to make the proposed main modifications to the Local Plan legally compliant or sound.

The original text and 5 Criteria in HOU4 should be reinstated to accord with the requirements of the NPPF for clarity.

Would you like to be notified of future stages of the Local Plan? Yes

How would you like to be notified? . By email to my email address