

Comments

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

Comment by	Hoe and Worthing Parish Meeting (Mr Wood - 11980)
Comment ID	198
Response Date	29/03/19 10:38
Consultation Point	Policy HOU 05 - Small Villages and Hamlets Outside of Settlement Boundaries (View)
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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 give us details as to why you think the Local Plan with proposed modifications is NOT legally compliant or sound?

This document was extensively consulted on and after Hoe and Worthing considered its responses very carefully we unanimously supported the proposals settled on for HOU05. We did not wish to stay a parish where there is an inflexible presumption against any development, whatever the view of local people but we were keen not to be vulnerable to the untrammelled ambitions of developers, which might irrevocably change the nature of our two villages.

The proposal to address some of the housing shortage and provide greater variety in available homes, by allowing up to three new dwellings seemed a reasonable ceiling while having no ceiling at all presented an unsafe and unnecessary risk of the built character and village characteristics changing in an uncontrolled way. That they should be on infill sites that were approved by the local community is the most appropriate strategy when considered against all others and conforms with the principles of 'localism'. The adherence to considering sites for just three homes creates the likelihood they will be developed by self-build/custom build/small contractor which invariably results in quick delivery and involves local enterprise. It is extremely hard to visualise how any site which respects the building density traditions usually found in small villages/hamlets could possibly accommodate more than three homes and if this is removed there may be pressure or a tendency for overdevelopment.

That the voice of the local community should be its elected body is the safest option to ensure an overview of opinion that avoids the undue influence of personality and relationships between neighbours. It should be noted however that many small communities have parish meetings rather than parish councils as specified here. We feel it is right to keep this provision which affords some priority to the views of the people who live in communities where developments are proposed.

Overall Hoe and Worthing wish to see no changes to either paragraph 2 Or 3 of this policy.

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

Retain all five numbered paragraphs in this policy.

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

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