

Comments

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

Comment by	Mrs Nicola Southgate (1205214)
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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

Page 37: Policy HOU 04 - Qualifying criteria numbered 1-5

The proposed amendments to the 5 qualifying criteria instead of clarifying and giving firm guidance, introduces much ambiguity and considerable room for interpretation.

Criteria 1. The original text stated that development should be of an appropriate scale and design, of up to 5 dwellings. However, the amendment proposes removing this numerical figure all together. So from having clear advice as to what might be appropriate, it would now depend of who considers what is in fact appropriate.

This could be very crucial for small villages, such as Rocklands, where any development of an inappropriate number would have a very undesirable effect on the character of the village.

Criteria 2. The proposed change here states that any development 'would not lead to the number of dwellings in the settlement significantly increasing by more than 5%. This is likely to cause much confusion as to what constitutes 'significant'. Who should ascertain what 'significant' actually equates to?

Criteria 3. This has been struck through entirely although, reading through the Justifications (3.24 specifically) 'Development proposals which fail to demonstrate a significant benefit to the local community will not be permitted'. Surely this should be part of the qualifying criteria?

I am most concerned about the likelihood of misinterpretation and ambiguity in the removal of clearly stated parameters, being replaced by far broader terms which would undoubtedly cause great uncertainty and planning development being allowed inappropriately. This Plan should allow local communities to have a clear say on how their villages develop and support suitable and controlled development in the forthcoming 20 years.

**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? . Is it justified?
. Is it effective?

Please give us details as to why you think the Local Plan with proposed modifications is NOT legally compliant or sound?

i feel the changes I have commented on above are neither suitable and not fit for purpose and too open to misinterpretation.

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