

Comments

Local Plan Main Modifications Extension - MM18, MM119 & MM148 only (03/04/19 to 15/05/19)

Comment by	CPRE Norfolk (Mr Michael Rayner - 1204056)
Comment ID	7
Response Date	09/05/19 15:47
Consultation Point	Policy HOU 05 - Small Villages and Hamlets Outside of Settlement Boundaries (View)
Status	Processed
Submission Type	Web
Version	0.1

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

MM18 Policy HOU 05 small villages and hamlets outside of settlement boundaries

**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 effective?
.	Is it consistent with national policy?

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

CPRE Norfolk is concerned by the wording of the following points in this draft policy:

1. the subjective nature of the word "sensitive" - a clear definition of what this means in this context would be helpful.
2. the subjective nature of what is an "appropriate scale" - it would be clearer if a maximum number or % could be given.
3. What is meant by "enhancing the historic nature and connectivity of communities"? This needs to be explained in the explanatory text following the policy.

These points all come under para. 16d of the NPPF where Plans are required to be clearly written and unambiguous.

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

1. a clear definition of what "sensitive" means in the context of this policy.
2. a clear indication of what is meant by "an appropriate scale". Given the small number of houses in these hamlets and villages, along with the development being infill, this number or % should be correspondingly small.
3. a clear explanation of what is meant by the phrase "enhancing the historic nature and connectivity of communities" should be given in the accompanying explanatory text.

An additional clause saying that proposals for affordable or social housing will be supported, particularly when these are through Community-Led Development, would be helpful.

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