

Filtered Data Export

**Full name:** Jozie Bannister

**Organisation (where relevant):** Devonshire Homes

**Other party name (if relevant):**

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**Proposal:** 12. Our Outstanding Landscape

**1. To which part of the Our Outstanding Landscape chapter does your representation relate?:** Policy

**1(a). Please write down the paragraph, policy or figure number that your representation relates to.:** OL10

**2. Do you consider that this part of the Our Outstanding Landscape chapter is legally compliant?:**

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**2(a). If yes, and you wish to support the legal compliance of this part of the Our Outstanding Landscape chapter, please use this box to set out your comments.:**

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**2(b). If no, please give details of why you consider this part of the Our Outstanding Landscape chapter is not legally compliant. Please be as precise as possible.:**

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**2(c). Please set out the modification(s) you consider necessary to make this part of the Our Outstanding Landscape chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Our Outstanding Landscape chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:**

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**3. Do you consider that this part of the Our Outstanding Landscape chapter is sound?:** No

**3(a). If yes, and you wish to support the soundness of this part of the Our Outstanding Landscape chapter, please use this box to set out your comments.:**

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**3(b). If no, please give details of why you consider this part of the Our Outstanding Landscape chapter is not sound. Please be as precise as possible.:** There are many

situations where the most sustainable locations for housing development are on good agricultural land, which we have plenty of in this country and limited sites for housing that are sustainable. We are in a housing crisis and housebuilding is needed to provide much needed homes. This policy will likely result in homes not being built in locations that need them and are sustainable, there is plenty of high grade and fertile farming land that is not being fully utilised across the country. In reality, it is a very small percentage that is put forward and ultimately lost to housing. This policy will likely be used as an anti development tool for those opposed to new housing.

**3(c). Please set out the modification(s) you consider necessary to make this part of the Our Outstanding Landscape chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Our Outstanding Landscape chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:**

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**4. Do you consider that this part of the Our Outstanding Landscape chapter complies with the duty to cooperate?:**

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**4(a). If yes, and you wish to support this part of the Our Outstanding Landscape chapter's compliance with the duty to co-operate, please use this box to set out your comments.:**

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**4(b). If no, please give details of why you consider this part of the Our Outstanding Landscape chapter fails to comply with the duty to co-operate. Please be as precise as possible.:**

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**5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?:**

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**6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.:**

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**Full name:** Jozie Bannister

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**Proposal:** 13. Our Outstanding Biodiversity and Geodiversity

**1. To which part of the Our Outstanding Biodiversity and Geodiversity chapter does your representation relate?:** Policy

**1(a). Please write down the paragraph, policy or figure number that your representation relates to.:** PB05

**2. Do you consider that this part of the Our Outstanding Biodiversity and Geodiversity chapter is legally compliant?:**

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**2(a). If yes, and you wish to support the legal compliance of this part of the Introduction chapter, please use this box to set out your comments.:**

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**2(b). If no, please give details of why you consider this part of the Our Outstanding Biodiversity and Geodiversity chapter is not legally compliant. Please be as precise as possible.:**

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**2(c). Please set out the modification(s) you consider necessary to make this part of the Our Outstanding Biodiversity and Geodiversity chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Our Outstanding Biodiversity and Geodiversity chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:**

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**3. Do you consider that this part of the Our Outstanding Biodiversity and Geodiversity chapter is sound?:** No

**3(a). If yes, and you wish to support the soundness of this part of the Our Outstanding Biodiversity and Geodiversity chapter, please use this box to set out your comments.:**

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**3(b). If no, please give details of why you consider this part of the Our Outstanding Biodiversity and Geodiversity chapter is not sound. Please be as precise as possible.:**

It is unjustified to require double the legal requirement for BNG. It is set within law at 10% for a reason and to require more than this burdens major development sites with further cost and means housebuilders can't make the most efficient use of land, as required by the NPPF. The policy does include lower delivery on viability grounds but this process in itself costs significant time and money. This policy will make housing sites unviable and will therefore greatly impact housing delivery and the delivery of affordable housing on viability grounds.

**3(c). Please set out the modification(s) you consider necessary to make this part of the Our Outstanding Biodiversity and Geodiversity chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Our Outstanding Biodiversity and Geodiversity chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:**

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**4. Do you consider that this part of the Our Outstanding Biodiversity and Geodiversity chapter complies with the duty to cooperate?:**

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**4(a). If yes, and you wish to support this part of the Our Outstanding Biodiversity and Geodiversity chapter's compliance with the duty to co-operate, please use this box to set out your comments.:**

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**4(b). If no, please give details of why you consider this part of the Our Outstanding Biodiversity and Geodiversity chapter fails to comply with the duty to co-operate. Please be as precise as possible.:**

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**5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?:**

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**6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.:**

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**Full name:** Jozie Bannister

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**Proposal:** 14. Open Space and Sports and Recreation

**1. To which part of the Open Space and Sports and Recreation chapter does your representation relate?:** Policy

**1(a). Please write down the paragraph, policy or figure number that your representation relates to.:** OS02

**2. Do you consider that this part of the Open Space and Sports and Recreation chapter is legally compliant?:**

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**2(a). If yes, and you wish to support the legal compliance of this part of the Open Space and Sports and Recreation chapter, please use this box to set out your comments.:**

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**2(b). If no, please give details of why you consider this part of the Open Space and Sports and Recreation chapter is not legally compliant. Please be as precise as possible.:**

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**2(c). Please set out the modification(s) you consider necessary to make this part of the Open Space and Sports and Recreation chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Open Space and Sports and Recreation chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:**

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**3. Do you consider that this part of the Open Space and Sports and Recreation chapter is sound?:** No

**3(a). If yes, and you wish to support the soundness of this part of the Open Space and Sports and Recreation chapter, please use this box to set out your comments.:**

Expecting the developer to conduct an open space audit seems unnecessarily onerous and like something the Council should be conducting, not housebuilders.

Unnecessarily high open space requirements mean land cannot be used efficiently, as required by the NPPF, and the viability of developments will therefore be impacted.

**3(b). If no, please give details of why you consider this part of the Open Space and Sports and Recreation chapter is not sound. Please be as precise as possible.:**

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**3(c). Please set out the modification(s) you consider necessary to make this part of the Open Space and Sports and Recreation chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Open Space and Sports and Recreation chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:**

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**4. Do you consider that this part of the Open Space and Sports and Recreation chapter complies with the duty to cooperate?:**

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**4(a). If yes, and you wish to support this part of the Open Space and Sports and Recreation chapter's compliance with the duty to co-operate, please use this box to set out your comments.:**

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**4(b). If no, please give details of why you consider this part of the Open Space and Sports and Recreation chapter fails to comply with the duty to co-operate. Please be as precise as possible.:**

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**5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?:**

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**6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.:**

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**Full name:** Jozie Bannister

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**Proposal:**

6. Mitigating Climate Change

**1. To which part of the Mitigating Climate Change chapter does your representation relate?:** Policy

**1(a). Please write down the paragraph, policy or figure number that your representation relates to.:** CC02

**2. Do you consider that this part of the Mitigating Climate Change chapter is legally compliant?:** Yes

**2(a). If yes, and you wish to support the legal compliance of this part of the Mitigating Climate Change chapter, please use this box to set out your comments.:**

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**2(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not legally compliant. Please be as precise as possible. :**

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**2(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:**

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**3. Do you consider that this part of the Mitigating Climate Change chapter is sound?:** No

**3(a). If yes, and you wish to support the soundness of this part of the Mitigating Climate Change chapter, please use this box to set out your comments.:**

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**3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.:** We have building

regulations to govern just this, it does not need to be duplicated within planning policy. The aspiration for carbon net zero/Future Homes Standard is admirable but thought needs to be given to the feasibility and viability of residential developments if this becomes mandatory as it is affordable housing delivery that will be impacted. The likely impact of this policy is that housing delivery will be reduced and lower percentages of affordable homes will be delivered on viability grounds.

**3(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:** Net zero and Future Homes Standards are unnecessary and there should be a viability caveat. If not, and this could be a reason for an application to be refused, affordable housing will be reduced on viability grounds.

**4. Do you consider that this part of the Mitigating Climate Change chapter complies with the duty to cooperate?:**

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**4(a). If yes, and you wish to support this part of the Mitigating Climate Change chapter's compliance with the duty to co-operate, please use this box to set out your comments.:**

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**4(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter fails to comply with the duty to co-operate. Please be as precise as possible.:**

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**5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?:** No, I do not wish to participate in hearing session(s)

**6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.:**

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**Organisation (where relevant):** Devonshire Homes

**Other party name (if relevant):**

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**Proposal:**

6. Mitigating Climate Change

**1. To which part of the Mitigating Climate Change chapter does your representation relate?:** Policy

**1(a). Please write down the paragraph, policy or figure number that your representation relates to.:** CC06

**2. Do you consider that this part of the Mitigating Climate Change chapter is legally compliant?:**

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**2(a). If yes, and you wish to support the legal compliance of this part of the Mitigating Climate Change chapter, please use this box to set out your comments.:**

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**2(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not legally compliant. Please be as precise as possible. :**

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**2(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:**

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**3. Do you consider that this part of the Mitigating Climate Change chapter is sound?:** No

**3(a). If yes, and you wish to support the soundness of this part of the Mitigating Climate Change chapter, please use this box to set out your comments.:**

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**3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.:** This is unnecessary and more time consuming and costly than is probably appreciated. This will impact the viability of major proposals.

**3(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:**

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**4. Do you consider that this part of the Mitigating Climate Change chapter complies with the duty to cooperate?:**

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**4(a). If yes, and you wish to support this part of the Mitigating Climate Change chapter's compliance with the duty to co-operate, please use this box to set out your comments.:**

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**4(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter fails to comply with the duty to co-operate. Please be as precise as possible.:**

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**5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?:**

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**6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.:**

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**Proposal:**

8. Meeting Housing Needs

**1. To which part of the Meeting Housing Needs chapter does your representation relate?:** Policy

**1(a). Please write down the paragraph, policy or figure number that your representation relates to.:** HN04

**2. Do you consider that this part of the Meeting Housing Needs chapter is legally compliant?:**

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**2(a). If yes, and you wish to support the legal compliance of this part of the Meeting Housing Needs chapter, please use this box to set out your comments.:**

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**2(b). If no, please give details of why you consider this part of the Meeting Housing Needs chapter is not legally compliant. Please be as precise as possible.:**

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**2(c). Please set out the modification(s) you consider necessary to make this part of the Meeting Housing Needs chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Meeting Housing Needs chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:**

-

**3. Do you consider that this part of the Meeting Housing Needs chapter is sound?:**  
No

**3(a). If yes, and you wish to support the soundness of this part of the Meeting Housing Needs chapter, please use this box to set out your comments.:** The requirement for all new housing to meet M4(2) is completely unjustified, not necessary and will remove access to housing for a whole portion of the market. In increasing dwelling size requirements, purchase prices for these will have to go up and make them

inaccessible to those purchasing with a smaller budget. There is a huge market for smaller homes and to expect m4(2) on 100% of dwellings will make them cost prohibitive which will have a profound, negative impact on the housing market as well as removing peoples' ability to purchase their own home.

**3(b). If no, please give details of why you consider this part of the Meeting Housing Needs chapter is not sound. Please be as precise as possible.:**

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**3(c). Please set out the modification(s) you consider necessary to make this part of the Meeting Housing Needs chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Meeting Housing Needs chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:**

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**4. Do you consider that this part of the Meeting Housing Needs chapter complies with the duty to cooperate?:**

-

**4(a). If yes, and you wish to support this part of the Meeting Housing Needs chapter's compliance with the duty to co-operate, please use this box to set out your comments.:**

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**4(b). If no, please give details of why you consider this part of the Meeting Housing Needs chapter fails to comply with the duty to co-operate. Please be as precise as possible.:**

-

**5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?:**

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**6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.:**

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**Proposal:**

8. Meeting Housing Needs

**1. To which part of the Meeting Housing Needs chapter does your representation relate?:** Policy

**1(a). Please write down the paragraph, policy or figure number that your representation relates to.:** HN05

**2. Do you consider that this part of the Meeting Housing Needs chapter is legally compliant?:**

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**2(a). If yes, and you wish to support the legal compliance of this part of the Meeting Housing Needs chapter, please use this box to set out your comments.:**

-

**2(b). If no, please give details of why you consider this part of the Meeting Housing Needs chapter is not legally compliant. Please be as precise as possible.:**

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**2(c). Please set out the modification(s) you consider necessary to make this part of the Meeting Housing Needs chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Meeting Housing Needs chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:**

-

**3. Do you consider that this part of the Meeting Housing Needs chapter is sound?:**  
No

**3(a). If yes, and you wish to support the soundness of this part of the Meeting Housing Needs chapter, please use this box to set out your comments.:**

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**3(b). If no, please give details of why you consider this part of the Meeting Housing Needs chapter is not sound. Please be as precise as possible.:** This policy will not increase the provision of self-build plots, it will simply delay the delivery of housing. The market in recent history does not support self-build dwellings like it used to as fewer people are wanting to build their own home and modern lending requirements are making this prohibitive, unlike in years gone by. It is no longer the accessible and affordable way of owning your own home.

**3(c). Please set out the modification(s) you consider necessary to make this part of the Meeting Housing Needs chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Meeting Housing Needs chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:**

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**4. Do you consider that this part of the Meeting Housing Needs chapter complies with the duty to cooperate?:**

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**4(a). If yes, and you wish to support this part of the Meeting Housing Needs chapter's compliance with the duty to co-operate, please use this box to set out your comments.:**

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**4(b). If no, please give details of why you consider this part of the Meeting Housing Needs chapter fails to comply with the duty to co-operate. Please be as precise as possible.:**

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**5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?:**

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**6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.:**

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