

Filtered Data Export

Full name: Megan Masters

Organisation (where relevant): Acorus Rural Property Services Ltd.

Other party name (if relevant):

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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.: HN11

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

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.:

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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.: It is noted that policy

relating to rural workers housing now seeks to impose a size limitation of 150sqm gross internal area (GIA) for rural workers dwellings to include crucial facilities such as an office/boot room/washroom etc. where the Local Plan currently does not prescribe a size limitation, but a requirement to justify all areas proposed.

The suggested 150sqm is considerably limited for rural workers, in particular, those housing families, and represents a huge reduction to the GIAs currently accepted under the existing local plan. There does not appear to be justification for such reduction nor reasoning for the 150sqm suggested.

There are also implications in terms of meeting the NPPF with good design, which shall be difficult to apply with these restrictions in place. It is expected that this Policy shall lead to a regretful impact on landscape character whereby principles of good design cannot be applied. It is to be noted that these dwellings are, by their nature, developed in open countryside in most occasions, and this is a designation whereby good design should be imperative.

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.: C. The size and scale of rural workers dwellings will be commensurate with the needs generated by the holding and its activities and designed to reflect the location and setting of the proposed site;

4. Do you consider that this part of the Meeting Housing Needs chapter complies with the duty to cooperate?: No

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.: The LPA will be aware of multiple dwellings that have been approved both recently and historically whereby the proposed 150sqm restriction has been hugely exceeded. The LPA were able to permit these dwellings on the basis of them being fully justified on the operations of the holding. Where these dwellings were approved, they

were of a high quality design commensurate with landscape character and represented good design.

We are able to share planning reference numbers for examples that Acorus have dealt with in the past, if requested.

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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