

Filtered Data Export

Full name: Megan Masters

Organisation (where relevant): Acorus Rural Property Services

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

1(b). Does your comment relate to one of the changes listed above?: No

2. Do you consider that this part of the Meeting Housing Needs chapter is legally compliant?: No

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

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.: The new policy 'justification' states that the size limitation sets a maximum dwelling size of 150sqm, informed by planning precedent in East Devon. No evidence has been provided to support this. Acorus are aware and have assisted with a number of applications over the years whereby 150sqm has been exceeded as a result of the needs on the holding that have been fully justified and supported by the LPA. The suggested 150sqm is considerably limited for rural workers, in particular, those housing families, offering multi-generational living, housing placement students/apprentices etc. as well as providing necessary farm utility and office room to support the holding 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 as they currently can with the existing local plan policy.

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(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.

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)