

ryan king

From: Carol Morbey
Sent: 04 October 2010 11:53
To: ldf
Subject: observation and an objection to the wording of the Interim Policy for Control of Housing Development

I would like to make an observation and an objection to the wording of the Interim Policy for Control of Housing Development.

I object to the proposal that **“residential development will be acceptable, in principle within Development Limits... and appropriate scale development on greenfield land in designated Service Villages.”**

First of all, I do not see the need for an interim policy. It seems to me that LPA's have lost one source of potential development land, i.e. gardens, and SDC is now trying to replace it with another source, i.e. Greenfield sites (within development limits). I am sure that this was not the intention when central Government changed the status of gardens.

It is worth noting that your interim policy makes no mention of protecting strategic countryside gaps and it is highly unlikely that any greenfield development would be in keeping with the character and form of the village or in keeping with the street scene. To give all such developments the status of “accepted in principle” would, in my view, give more weight to this policy over other policies which would apply but which may conflict with this policy. Also it also does not differentiate between a Greenfield site which is quite literally a green field (such as arable or grazing land) and a Greenfield site which is not.

If you do go ahead with an interim policy, one solution would be to insert the words “subject to compliance with policy No ... residential development will be acceptable, in principle within Development Limits... in designated Service Villages.

Alternatively state, “If a proposed residential development is in keeping with the street scene, and the character and form of the village and is not detrimental to the amenity of local residents, then and only then, it will be acceptable in principle, within Development Limits... in designated Service Villages.

However as I said originally, my preference would be not to have an interim policy. It would be far better if you concentrated your effort in finalising the LDF.

Yours sincerely

Carol Morbey