Comments

Site Specific Part 2 Local Plan - Publication Plan Consultation (18/12/19 to 12/02/20)

Comment ID 38
Response Date 07/02/20 17:25
Consultation Point Policy RS4 Development in the Open Countryside (View)
Status Processed
Submission Type Web
Version 0.1

Representation
Please use a separate form for each representation.

Which part of the Publication Plan does your representation relate to?
Section 13 Policy RS4

Tests of Soundness

Do you consider the Local Plan is sound in terms of being:

Justified No
Effective Yes
Positively prepared No
Consistent with National Policy No

Legal and Procedural requirements

Do you consider the Local Plan has been prepared in line with legal procedural requirements? Yes

Duty to Cooperate

Do you consider the Local Plan to be compliant with the Duty to Cooperate? Yes

Reasons
Please give the reason(s) why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the statutory Duty to Cooperate.

This policy fails to cater for instances where redundant or disused rural buildings possessing no architectural or historic value that are otherwise suitable for redevelopment are in fact prevented from doing so due to the requirement to retain the original exterior features.

It seems counter-productive to require a typical 1960s or 70s agricultural building conversion to housing to be required to continue to retain the exterior appearance of the original 1960s or 70s agricultural building. These sites are often considered to be eyesores located in or close to what is otherwise an attractive village setting.

Proposed Actions/Changes

Please explain what changes or actions are needed to make the Local Plan legally compliant.

Policy RS4, or possibly Policy RS5 should allow for demolition in these circumstances to allow redevelopment of the site, especially where the site is located adjacent to a settlement boundary and where redevelopment of the site would enhance its immediate setting, as indicated by NPPF para 79 c). Additionally, adding this provision would free up development sites, typically in the rural villages.

Notifications

Do you wish to be notified?

. When the Plan is submitted for independent examination?
. When the Inspector's Report is published?
. When the document is adopted?