

Comments

Site Specific Part 2 Local Plan - Main Modifications Consultation (19/03/21 to 30/04/21)

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Please use a separate form for each representation.

Which Main Modification, change to the Policies Map or section of the Sustainability Appraisal Report Addendum or Habitat Regulations Assessment Addendum does your comment relate to?

MM79 – POLICY NEW1 & NEWTON SETTLEMENT BOUNDARY

Please use a separate form for each representation.

Representation

Previous representations in relation to Matter 13 highlighted that in respect of NEW1 the settlement boundary is drawn relatively tightly around existing residential curtilages. There are no allocations proposed at Newton and, as a result of the tight settlement boundary, there is limited or even no scope for new development including for the local farming community seeking to retire. 5.2 It is considered that a small, proportionate development should be enabled at Newton in order to provide some growth to support the local community, allow for young people connected with Newton to continue to live in the area and also to support the farm shop and cafe.

The Estate has previously promoted their site to the south of Dovecote Farm as a potential housing allocation for 4 homes. It remains the Estate's view that the farm buildings, barns, operations and associated outbuildings could be consolidated or moved to a more suitable site on Dovecote Farm, and thus improve the character and quality of this part of the village, and provide four new homes for local people.

This can be achieved via a modification in relation to a small allocation at the site, or by redrafting the settlement limit to include the land and buildings that comprise the southern extent of the Dovecote Farm complex.

The Council should acknowledge the benefit of a site allocation given the permitted development rights under Class Q, R and S of Part 3 of Schedule 2 (changes of use) to the Town and Country Planning (General Permitted Development) (England) Order 2015 provide a fall-back position in relation to development at the site.