



West Monkton & Cheddon Fitzpaine Revised Neighbourhood Development Plan

PART A

Please complete Part A in full, in order for your representation to be taken into account at the Neighbourhood Development Plan examination. This information will not be made public and will only be used if we need to contact you.

Full Name	Becky Mellor
Address	Gladman House Alexandria Way Congleton
Postcode	CW12 1LB
Telephone	[REDACTED]
Email	[REDACTED]
Organisation (if applicable)	Gladman Developments Ltd
Position (if applicable)	Assistant Planner
Date	09/12/2021

PART B

Please complete Part B to tell us what parts of the neighbourhood plan you wish to comment on. Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations at a later stage. Further submissions will be only at the request of the Independent Examiner, based on the matters and issues he/she identifies through the examination.

The majority of examinations are expected to be through written representations. However, should the Inspector decide there is a need for an oral examination, please state below whether you would like to participate.

- No, I do not wish to participate at an oral examination
- Yes, I wish to participate at an oral examination

Please note the Inspector will determine whether an oral examination is necessary. If an oral examination is required, please outline why you consider that your participation is necessary.

Which part of the Neighbourhood Development Plan document is your representation about?

Paragraph Number		Policy Reference:	H1	Map	
------------------	--	-------------------	----	-----	--

Do you support, oppose, and/or wish to comment

- Support
- Support with modifications
- Oppose/Object
- Have Comments (about The Plan, Examination or Referenda)

Please give details of your reasons for support or opposition, or make other comments here: Please be as precise as possible

Gladman are in general support of the Policy Intentions for the Neighbourhood Plan. Further specific comments and considerations are highlighted below.

Policy H1 states that residential developments of 10 or more net additional dwellings will be required to provide at least 10% of the housing to directly meet the needs of older residents and goes on to specify that this accommodation will need to be single storey.

Whilst recognising the issue of an ageing population is very much of concern to the steering group, in its current form and indeed as stated in our previous representation during the Regulation 14 and Regulation 16 Consultation, the policy would apply to all residential developments across the neighbourhood plan area. Gladman are pleased to note that compliance with this policy is subject to viability and a demonstrated need, we do however consider that the policy is far too prescriptive in requiring housing for older people to be provided at specific storey heights. This is not a reasonable requirement of any development nor is it reflective of the market realities of providing accommodation for older people, which is generally provided at a higher density than that suggested by the policy. This is considered to be an unsubstantiated design requirement which does not conform with the NPPF (see, for instance, paragraph 60).

Gladman recognises the Governments ongoing commitment to neighbourhood planning and the role that such Plans have as a tool for local people to shape the development of their local community. However, it is clear from national guidance that the WMCFNP must be consistent with national planning policy and the need to take account of up-to-date housing needs evidence and the direction contained in any emerging Local Plan.

Please set out what change(s) you consider necessary to enable the plan to proceed, including any suggested revised wording of any policy or text, related to the objection you have raised. You will need to say why this change will enable the plan to proceed. Please be as precise as possible.

What improvements or modifications would you suggest?
--

N/A

If you have additional representations this form can be reproduced for each item. Please make sure any additional pages are clearly labelled and attached.