

PC meeting 8th May 17 at BBB Village Hall

Comments relating to DPD 19 and White Paper "Fixing Our Broken Housing Market "
as relevant to BBB & GF NP .

27th April 17

The Housing White Paper published on 7th Feb 2017 and backed by the Minister of State for Housing concludes and endorses the CPRE view that the present method of calculating housing targets is fundamentally flawed with over-inflated housing targets threatening the countryside.

Targets are being driven by aspiration rather than true need and this results in unnecessary and unacceptable applications to build on Greenfield sites in Neighbourhood Plans.

Developers are then able to "cherry-pick the easier, most profitable sites which are often in open countryside like ours .

The Government has announced as a result of the White Paper that they will soon be consulting on new methodology that councils across the country must use when calculating housing targets .

The overhaul in the system will secure a better future for the countryside as it will clearly demonstrate that releasing Greenfield land does NOT result in a net increase in house building.

Brownfield sites across England could provide at least 1.1 million new homes where they are urgently needed . Britain's house builders have land banks of over 600,000 housing plots . Holding back these sites increases the pressure to use inappropriate Greenfield sites as an alternative to meet targets .

Neighbourhood Plans are exploiting this error in the present system . For example :
Units of under 10 houses do not attract affordable housing provision .

In Tosside this has resulted in the ridiculous suggestion of an increase in the proposed units to 12 houses (in a settlement with only 13 existing houses)

The plan simultaneously struggles hopelessly to justify that doubling the settlement is a "proportionate development" & "in keeping with local distinctiveness" and is also "sustainable" , in a village with no facilities whatsoever .

This proposal is nothing more than a cynical attempt to pervert new government planning regulations by exploiting the rule bending " rural exception " clauses in order to inflate the value of a green field site and provide a financial business opportunity for some .

We would urge the AONB committee , County Council , RVBC and the Parish Council to heed the recommendations in the White Paper before embarking on plans to develop Greenfield sites .

Our NP has neither evidence of what RVBC calls an "honest appraisal of need" or a proper mandate to make the foolhardy decision to ignore the White Paper recommendations and develop Greenfield sites in an areas of outstanding natural beauty .

We hope as a result of the white paper that the Parish Council , RVBC and the AONB Committee will re examine its stance on this issue .

Yours sincerely

A large black rectangular redaction box covers the signature area of the letter.