

Stage 3 Hearing Statement – Upper Dearne Valley Environmental Trust
Matter 16 – Delivering growth policies

Issue – Does the Plan set out positively prepared policies for delivering growth and sustainable development, which are justified, effective and consistent with national policy?

[Policies PLP 1, 5, 7]

- a) Are the criteria in Policy PLP 5, including the requirement to submit phasing and implementation and management plans, justified, effective and in line with national policy and guidance? Will Masterplans be sought in connection with small-scale schemes? Are the Council's proposed modifications SPMM4 and SPMM5 necessary to ensure that the policy is sound?

We do not feel the modification to SPMM4 is necessary for soundness – again it is yet another example of a concession to developers.

With regard to SPMM5 – why is there not a criteria based on the size of development? We believe all large sites over 50 houses should have a requirement for a detailed development plan.

- b) Why does criterion a in Policy PLP 7, relating to the efficient use of previously developed land, apply only in sustainable locations?

No comment

- c) How will criterion c in Policy PLP 7 (section 1) and the 'brownfield first' approach outlined in paragraph 6.36 be achieved? Is the Council's proposed modification SPMM6 necessary to ensure that the Plan is sound?

We disagree with the deletion of paragraph 6.36 – it appears to be against National policy. We would like to speak to this matter further.

- d) Is the requirement to achieve a density of at least 35 dwellings per hectare, as set out in Policy PLP 7, justified and based on local evidence? What average densities have been delivered in recent years?

We believe this policy needs further expansion and clarification. Lower densities may be necessary for housing for older people for instance. Not all older people want to live in apartments – there is a great unmet demand for bungalows within our community as well as sheltered housing. Many older people like a garden and this promotes healthy living.

A 'brownfield first' strategy is not apparent to us, nor in the allocation of sites or within phasing documents.