

Comment

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Event Name Wickersley Neighbourhood Plan Consultation
Comment by [REDACTED]
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Q1. To which document do your comments relate? Wickersley NDP Submission Version April 2021

Q2. Do you wish to? Object

Q3. Please provide your comments below making clear which part of the document you are referring to (specifying relevant paragraphs, tables, figures, boxes or appendices).

Policy H.1

I feel the requirement of housing of 30% 1/2 bed and 30% 3 bedroom properties on developments larger than 10 is an unreasonable proportion of house types in an area where it is know properties with more bedrooms are in high demand. The data to support this refers to a Sheffield and Rotherham housing market assesment and gives data based on Eotherham as a town not Wickersley district specifically, which when looking at creating a neighbourhood plan needs to have neighbourhood level data. To also base a policy as impactful as this on 187 resident responses, I feel there is a bug supporting data and evidence gap. As highlighted in the plan this is a deterrent to developers and will have the potential to prevent any home including larger family homes being built and see a higher prevalence of tandem and rebuild which regularly sees larger houses being built defeating the object of the policy.

Q4. Suggested modifications. If you consider that amendments should be made then it will be helpful if you could put forward any suggested wording changes.

Policy H.1 ideally should be removed and not dictate the housing types, the market should dictate this.

It only takes a quick search on a estate agent website to see which 2/3/4 bedroom properties are available, which are being bought for over the asking price due to demand and how quickly.

The data used for the policy need some real neighbour based evidence.

Q5. Do you wish to be notified of the Council's decision under Regulation 19 of the Neighbourhood Planning Regulation 2012 whether to accept the Examiners' recommendation? (please tick)

Yes, please notify me of the Council's decision