PART 2

Name: Clare Eggington (Planning Policy Manager)

Organisation (if applicable): Cannock Chase District Council

Please state which part of the Neighbourhood Plan (for example which section, paragraph or policy) your representation relates too:

Policy H1

Please use the space below to make comments on this part of the Neighbourhood Plan

Policy H1: The reasoning behind this policy is understood: there is evidence (referenced in the plan) to show the need to support development of homes suitable for an aging population. Part of the solution is put forward by the plan as being the building of more bungalows. We would stress that this proposal needs to be considered in the context of Local Plan (Part 1) Policy CP7 - Housing Choice which is focused upon achieving a balanced housing market delivering a range of homes to address a variety of needs as identified in the Strategic Housing Market Assessment. It must be clarified that this will not be at the expense of the delivery of 20% affordable housing nor other developer contributions as set out in adopted Local Plan (Part 1) policies CP2 and CP7. We are also mindful that national policy (e.g. relating to densities) is potentially changing, bearing in mind the recently launched Government consultations on the NPPF, NPPG and developer contributions. It is therefore recommended that instead of stating '*Priority will be given to'* the policy should read '*The building of bungalows will be supported where it is viable and appropriate to do so in line with national and local plan policy*'.

To ensure that these remain more attractive to an older population, the policy aims to ensure that these bungalows remain small dwellings designed to mobility standards suitable for those using mobility aids, which would be unlikely to appeal to other demographic groups. The reference to use of a 15sqm limit (for extensions to bungalows) is arbitrary however, and should not be used: the withdrawal of PD rights may be more appropriate but each case would need to be considered on its merits.