

4197

Object

**Document Element:** Policy DS5 – The Spatial Strategy to 2039

**Respondent:** Mr Lee Penrose

**Agent:** Mr John Baggott

**Date received:** 21/12/2022 via Web

**Summary:**

As currently stated, whilst Draft Policy DS5 makes allowances for windfall development within Tier 4 settlements, the same is not true for Tier 5 settlements, even though in many cases they have a clearly defined settlement (development) boundary.

Furthermore, there appears to be no consistent consideration or weight given to the size of some of these settlements, some of which are reasonably large (e.g. Acton Trussell) yet are grouped in the same Tier (5) with very modest villages which in some cases amount to little more than a handful of houses. which is nonsensical and unjustified.

**Change suggested by respondent:**

In those cases where a village/settlement has a clearly defined development boundary such as, in particular, Acton Trussell, it would be entirely appropriate for new development to come forward via windfall opportunities within the development boundary of such settlements in a similar fashion to Tier 4 settlements, especially where in some cases the difference in the level of services between some Tier 4 settlements and some Tier 5 settlements (especially, Acton Trussell) is negligible.

It is respectfully suggested therefore that Policy DS5 should be amended, with Tier 5 settlements only being restricted to those villages and settlements that currently have no defined development boundary, and those settlements that do have such a defined boundary upgraded to Tier 4, which would specifically include Acton Trussell.

Without such changes, Policy DS5 and the differing scope for housing development between Tier 4 and Tier 5 settlements will remain an anomaly. Without the suggested changes, Policy DS5 will remain inconsistent and will be at odds with national policy.

**Legally compliant:** Yes

**Sound:** No

**Comply with duty:** Yes

**Appear exam:** Appearance at the examination

**Oral exam why:** To further represent our client and to provide clarity to the Inspector if required.

**Attachments:** None