

**Planning Policy**

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**From:** Steve Caruana <  
**Sent:** 09 August 2018 20:29  
**To:** Planning Policy  
**Subject:** Local Plan  
**Attachments:** local planning letter.docx

Please find attached details of our thoughts in relation to future planning policies and their effect on the local plan.

Kind Regards

Steve Caruana

Sent from my iPad

1<sup>st</sup> August 2018

RE: NEXT LOCAL PLAN CONSULTATION

I am writing in response to your recent correspondence relating to the thoughts and views of the local community in respect of any future planning and development that will be required within the area to comply with national guidelines and legislation and would wish to share my thoughts on the underlying trends and relative problems already experienced by adjoined Authorities.

I have noticed that there is an underlying trend to provide mass housing as the large housebuilders are constructing massive estates in excess of 100 units, building them without any regard to the infrastructure required to service the increase in local population this brings. Although this is fulfilling the Authorities responsibility to provide housing it is causing additional problems.

I note that there are a number of applications of this nature currently under consultation or appeal within the local area and taking into consideration the level of amenities we have at our disposal within the locality I feel that the problems associated with mass developments will be greatly exasperated.

In addition, the migration of the younger members of our community who have grown up and wish to live in the area will further increase as the cost of these developments will be driven by market trends.

One of the options that was adopted some years ago was to build small estates in and around small towns and villages these were built by local companies in partnership with local authorities, provided small increases in population, caps on prices and a system where a points system was used to ensure eligibility to purchase was not only decided by who could put a deposit down first.

These sites were built on infill areas and therefore didn't impact greatly on the environmental aspect that developments inevitably bring.

In conclusion it may be easier to plan and comply with government legislation by providing one or two large sites but this will inevitably bring with it a catalogue of other problems that will incur additional expenditure to the local community, smaller better planned developments built with, existing infrastructure, local people and business taken into consideration must be a better option.

Yours Sincerely

Steve Caruana.