

MRS. R.
COMPTON.

[REDACTED]

19 October 2020

Dear Mrs. Phillips

Land 7/6 Nos 2-30 Dukes Avenue, Thepton Bos -

As a long standing resident of Thepton Bos I like many others, have expressed concern and our objection to the development of the green field, part of the Green Belt adjoining the Central line railway at the rear of Dukes Avenue. The field in question is low lying, damp and badly drained and is quite unsuitable for residential development which would be overlooked by the train line.

I have had no opportunity of considering your response to the Council's views to the proposed development but trust the views of local residents will be taken into account in reaching any Planning decision.

Yours sincerely,

[REDACTED]

Mrs Louise Phillips

Inspector.

Examination of the Kipping Forest District Local Plan 2011

- 2053

New homes target could be hit without destroying green fields, survey finds

By Christopher Hope
CHIEF POLITICAL CORRESPONDENT

MINISTERS can meet their target to build 300,000 homes a year for the next four years without bulldozing any greenfield sites, new research shows.

A study found that the number of undeveloped building plots for new homes on brownfield land has surged by a fifth in a year, raising questions over a Government overhaul of the planning system.

The study by countryside charity CPRE and obtained by *The Daily Telegraph* found that there is enough previously developed land in England for 1.33million homes, which would be sufficient for ministers to hit their 300,000 a year new homes target until 2024 without touching any greenfield land.

The latest estimate of available land for new homes in previously developed sites - based on brownfield registers and local authority data - compares with 1.08million last year, 1.05million in 2018 and 1.03million in 2017.

Tory MPs are in uproar over Govern-

ment proposals to shake up planning rules and force communities in the south of England to take tens of thousands of additional new homes due to a "planning algorithm".

The plans, reportedly the invention of Boris Johnson's chief adviser Dominic Cummings, will deliver an additional five million homes across England over the next 15 years, with nearly a third in rural counties.

The CPRE said the research showed that the "planning system is not slowing building rates" with nearly half of the sites having planning permission for more than half a million - 565,000 - units on brownfield land.

Crispin Truman, chief executive of the CPRE, said: "These figures clearly show that the planning system is not what is ailing our housing market.

"If there is enough land in the planning system to meet the government's housing targets, what will an overhaul of the planning system, with rushed and untested changes, really achieve?"

"The Government has gravely misdiagnosed the problem - slow build out

rates and market-led housing are blocking the quality affordable housing that rural communities are crying out for."

Theresa Villiers, the former cabinet minister who represents Barnet, which has been earmarked for a 145 per cent uplift in new homes over the next 15 years, said: "This important research is further evidence that if planning permissions already granted were actually built, then we would have the new homes we need without concreting over green spaces."

A consultation on the overhaul of the planning system closed earlier this month.

A Housing Ministry spokesman said: "The Government is overhauling the outdated planning system to make it easier to build on brownfield sites, protecting our valued green spaces and Green Belt for future generations.

"Our planned reforms will deliver the high-quality, sustainable homes communities need, placing environmental protection, community engagement and sustainability at the heart of our reforms."