

Places for Everyone Representation 2021

Family Name	Tootell
Given Name	J
Company / Organisation	Metacre Ltd
Person ID	1286076
Title	Stakeholder Submission
Agent Company / Organisation	Maddox Associates
Type	Web
Include files	PFE1286076.pdf
Family Name	Tootell
Given Name	J
Company / Organisation	Metacre Ltd
Person ID	1286076
Title	Our Vision
Agent Company / Organisation	Maddox Associates
Type	Web
Include files	PFE1286076.pdf
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	Yes
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Please see the submitted representations, prepared by Maddox Planning, specifically section 3 Vision, at paragraph 3.2 on page 8. These representations should be read in its entirety.
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters	Please see the submitted representations, prepared by Maddox Planning, specifically section 3 Vision, at paragraph 3.3-3.4 on page 8. These representations should be read in its entirety.

you have identified above.	
Family Name	Tootell
Given Name	J
Company / Organisation	Metacre Ltd
Person ID	1286076
Title	Our Strategic Objectives
Agent Company / Organisation	Maddox Associates
Type	Web
Include files	PFE1286076.pdf
Our strategic objectives - Considering the information provided for our strategic objectives, please tick which of these objectives your written comment refers to:	1. Meet our housing need 5. Reduce inequalities and improve prosperity
Soundness - Positively prepared?	NA
Soundness - Justified?	NA
Soundness - Consistent with national policy?	NA
Soundness - Effective?	Unsound
Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	Yes
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Objective 1: Meet our housing need. Please see the submitted representations, prepared by Maddox Planning, specifically section 3 Vision, at paragraphs 3.5-3.6 on page 9. These representations should be read in its entirety. Please refer to the table on page 8, which details that the objective is considered unsound in terms of positively prepared, justified, consistent with national policy and effective (above electronic options not available). Objective 5: Reduce inequalities and improve prosperities Please see the submitted representations, prepared by Maddox Planning, specifically section 3 Vision, at paragraphs 3.8-3.9 on page 9. These representations should be read in its entirety. Please refer to the table on page 9, which details that the objective is considered unsound in terms of positively prepared, justified, consistent with national policy and effective (above electronic options not available).
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant	Objective 1: Meet our housing need. Please see the submitted representations, prepared by Maddox Planning, specifically section 3 Vision, at paragraph 3.8 on page 9. These representations should be read in its entirety. Objective 5: Reduce inequalities and improve prosperities

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and sound, in respect of any legal compliance or soundness matters you have identified above.	Please see the submitted representations, prepared by Maddox Planning, specifically section 3 Vision, at paragraph 3.10 on page 9. These representations should be read in its entirety.
Family Name	Tootell
Given Name	J
Company / Organisation	Metacre Ltd
Person ID	1286076
Title	Our Spatial Strategy
Agent Company / Organisation	Maddox Associates
Type	Web
Include files	PFE1286076.pdf
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	Yes
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Please see the submitted representations, prepared by Maddox Planning, specifically section 4 Strategy, at paragraphs 4.2-4.4 on page 10. These representations should be read in its entirety.
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.	Please see the submitted representations, prepared by Maddox Planning, specifically section 4 Strategy, at paragraph 4.5 on page 10. These representations should be read in its entirety.
Family Name	Tootell
Given Name	J
Company / Organisation	Metacre Ltd
Person ID	1286076
Title	JP-Strat 6 Northern Areas

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Agent Company / Organisation	Maddox Associates
Type	Web
Include files	PFE1286076.pdf
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	Yes
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Please see the submitted representations, prepared by Maddox Planning, specifically section 4 Strategy, at paragraphs 4.6-4.7 on page 11. These representations should be read in its entirety.
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.	Please see the submitted representations, prepared by Maddox Planning, specifically section 4 Strategy, at paragraphs 4.8-4.11 on pages 11-12. These representations should be read in its entirety.
Family Name	Tootell
Given Name	J
Company / Organisation	Metacre Ltd
Person ID	1286076
Title	JP-S 1 Sustainable Development
Agent Company / Organisation	Maddox Associates
Type	Web
Include files	PFE1286076.pdf
Soundness - Positively prepared?	Sound
Soundness - Justified?	Sound
Soundness - Consistent with national policy?	Sound
Soundness - Effective?	Unsound

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Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	Yes
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Please see the submitted representations, prepared by Maddox Planning, specifically section 5 Sustainable and Resilient Places, at paragraphs 5.2-5.4 on page 13. These representations should be read in its entirety.
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.	None. Shortcomings relate to the housing strategy which underpin this policy.
Family Name	Tootell
Given Name	J
Company / Organisation	Metacre Ltd
Person ID	1286076
Title	JP-H 1 Scale Distribution and Phasing of New Housing Development
Agent Company / Organisation	Maddox Associates
Type	Web
Include files	PFE1286076.pdf
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	Yes
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to	Please see the submitted representations, prepared by Maddox Planning, specifically section 6 Places for Homes, at paragraphs 6.2-6.15 on pages 14-16. These representations should be read in its entirety.

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comply with the duty to co-operate. Please be as precise as possible.	
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.	Please see the submitted representations, prepared by Maddox Planning, specifically section 6 Places for Homes, at paragraph 6.16 on page 16. These representations should be read in its entirety.
Family Name	Tootell
Given Name	J
Company / Organisation	Metacre Ltd
Person ID	1286076
Title	JP-H 2 Affordability of New Housing
Agent Company / Organisation	Maddox Associates
Type	Web
Include files	PFE1286076.pdf
Soundness - Positively prepared?	Sound
Soundness - Justified?	Sound
Soundness - Consistent with national policy?	Sound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	Yes
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Please see the submitted representations, prepared by Maddox Planning, specifically section 6 Places for Homes, at paragraphs 6.17-6.19 on page 16. These representations should be read in its entirety.
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters	None. Shortcomings relate to the proposed housing strategy which underpin this policy.

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you have identified above.	
Family Name	Tootell
Given Name	J
Company / Organisation	Metacre Ltd
Person ID	1286076
Title	JP-H 3 Type Size and Design of New Housing
Agent Company / Organisation	Maddox Associates
Type	Web
Include files	PFE1286076.pdf
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	Yes
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Please see the submitted representations, prepared by Maddox Planning, specifically section 6 Places for Homes, at paragraphs 6.21-6.26 on pages 17-18. These representations should be read in its entirety.
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.	None. Shortcomings relate to the proposed housing strategy which underpin this policy.
Family Name	Tootell
Given Name	J
Company / Organisation	Metacre Ltd
Person ID	1286076
Title	JP-H 4 Density of New Housing
Agent Company / Organisation	Maddox Associates

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Type	Web
Include files	PFE1286076.pdf
Soundness - Positively prepared?	Sound
Soundness - Justified?	Sound
Soundness - Consistent with national policy?	Sound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	Yes
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Please see the submitted representations, prepared by Maddox Planning, specifically section 6 Places for Homes, at paragraphs 6.28-6.29 on page 18. These representations should be read in its entirety.
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.	None. Shortcomings relate to the proposed housing strategy which underpin this policy.
Family Name	Tootell
Given Name	J
Company / Organisation	Metacre Ltd
Person ID	1286076
Title	JP-G 10 Green Belt
Agent Company / Organisation	Maddox Associates
Type	Web
Include files	PFE1286076.pdf
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	Yes

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Compliance - In accordance with the Duty to Cooperate?	Yes
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	Please see the submitted representations, prepared by Maddox Planning, specifically section 7 Greener Places, at paragraphs 7.2-7.4 on page 19. These representations should be read in its entirety.
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.	Please see the submitted representations, prepared by Maddox Planning, specifically section 7 Greener Places, at paragraphs 7.5-7.10 on page 20. These representations should be read in its entirety.
Family Name	Tootell
Given Name	J
Company / Organisation	Metacre Ltd
Person ID	1286076
Title	Other Comments
Agent Company / Organisation	Maddox Associates
Type	Web
Include files	PFE1286076.pdf
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	Yes
Family Name	Tootell
Given Name	J
Company / Organisation	Metacre Ltd
Person ID	1286076
Title	Supporting Evidence

Places for Everyone Representation 2021

Agent Company / Organisation	Maddox Associates
Type	Web
Include files	PFE1286076.pdf