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Comments on First Revision to National Planning Framework

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Draft First Revision to the National Planning Framework

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## Observations:

### 2. A New Way Forward

**Chapter:** 2. A New Way  
Forward

In order to facilitate proper planning and development in the desired coherent and co-ordinated manner in which we are trying to achieve, we must ensure the planning process must take into consideration the existing communities at preplanning stages, not just at time of planning application submission. This does not allow communities to have a fair and constructive say regarding the future development of their community.

Sustainability is the heart of long term planning as outlined in the framework (1.5) so we must ensure the decisions we take today do not compromise the sustainability of areas and communities - we need to ensure we have a vibrant mix of development - not just high rise apartments. We need some apartments, but also townhouses and individual houses to support the stages of life of our communities. From starting out to renting, or then purchasing your first property - to expanding to family homes catering to the requirements of children and later downsizing from larger family home to smaller property when retiring - but being able to do this within your existing community, where you have existing friends, family, support available to you. In order to be sustainable we must ensure our long term planning factors in all stages of life, it provides a footprint for us to develop towards the actual needs of a community throughout the stages of life, this is sustainable.

We can not overly rely on high rise developments, which have now overly saturated certain areas and have not been provided for future growth as we have now allowed an over reliance on high rise rentals - which does not provide much security to people starting families and wanting to grow their families, Nor does it cater to pensioners who can not afford these on going and increasing rental costs. We must look at sustainable development and not disregard the impact to existing communities.

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**Documents Attached:** No

**Boundaries Captured on** No

**Map:**