Comments

Site Specific Part 2 Local Plan - Publication Plan Consultation (18/12/19 to 12/02/20)

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Response Date: 11/02/20 15:04
Consultation Point: Housing Requirements and Allocations [View]
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Representation

Please use a separate form for each representation.

Which part of the Publication Plan does your representation relate to?

Housing Requirements

Tests of Soundness

Do you consider the Local Plan is sound in terms of being:

Justified: No
Effective: No
Positively prepared: Yes
Consistent with National Policy: No

Legal and Procedural requirements

Do you consider the Local Plan has been prepared in line with legal procedural requirements? Yes

Duty to Cooperate

Do you consider the Local Plan to be compliant with the Duty to Cooperate? Yes

Reasons

Please give the reason(s) why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the statutory Duty to Cooperate.
Housing Requirement

3.4 The housing requirement for Kettering Borough, as set out in the JCS, is 10,400 dwellings in the plan period (2011-2031). This equates to an annual average for 520 dwellings.

3.5 Table 4.1 in the SSP2 sets out the housing requirement for individual settlements in the Borough, and states that there is a requirement to build 480 new homes in Rural Areas between 2011 and 2031. Table 4.2 indicates that there are 223 dwellings in the Rural Areas which have been either completed, are under construction or have planning permission/resolutions to grant planning permission for the period 2011-2019. Table 4.3 recognises a basic residual requirement for 257 homes to meet the JCS requirement for 480 homes in the rural area.

3.6 The NPPF states that to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years (Annex 2: Glossary). It goes on to state that sites which have outline planning permission, a grant of permission in principle, or have been identified on a brownfield register, should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

3.7 Paragraph 4.4 states that in addition to allocations, a windfall allowance has also been included as part of the supply. Table 4.3 indicates that an allowance for a windfall of 108 dwellings has been taken into account to meet the need in Rural Areas.

3.8 Paragraph 70 of the NPPF states ‘Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.’

3.9 There are concerns about the approach adopted by the Council to the proposed use of windfall sites. There is no evidence provided on the windfall allowance in either the SSP2 or any background papers.

3.10 Policy HOU1 ‘Windfall and Infill Development: Principles of Delivery’ provides general support for infill development within settlement boundaries. However, the settlement boundaries are drawn tightly around rural settlements (excluding large gardens) and this will limit the amount of appropriate sites to accommodate the relied upon 108 windfall dwellings. 3.11 In the absence of clear evidence, we do not consider it appropriate that windfall dwellings should contribute to the supply in Rural Areas.

3.12 Paragraph 4.4 states that the SSP2 allocates enough sites to provide for 10% flexibility above the JCS requirement in Kettering, Burton Latimer, Desborough and Rothwell. However this approach has not been taken forward for the Rural Areas. The same approach should be taken across the Borough as a whole and in our view SSP2 will not adequately guard against under delivery in the rural areas unless a 10% flexibility allowance is also allowed for.

3.13 The SSP2 should be providing 528 dwellings in Rural Areas (JCS requirement of 480 homes plus 10% flexibility allowance). With completions and commitments of 223 homes this leaves a residual requirement of 305 homes to be provided by the SSP2. In our view the plan should not rely on windfalls to meet this requirement but should seek to allocate sufficient land to deliver those 305 homes within the plan period.

4.8 The SSP2 should be providing 528 dwellings in Rural Areas (JCS requirement of 480 homes plus 10% flexibility allowance) and as a result should be planning for a residual requirement of 305 homes in the rural area.

4.9 The SSP2 should not be relying on windfall development to meet the requirement for 528 homes in the rural area and should allocate sufficient land to deliver the residual requirement for 305 homes in the rural area within the plan period.

Attendance at the examinations hearings

If you are seeking to change the Plan, would you like to attend the examination hearings? Yes
If Yes, please outline the reason(s) why, below.

It is considered that we, Marrons Planning, on behalf of our client should be invited to participate at the oral part of the examination. We believe we should be given the right to be heard as our representations seek changes to the plan. We feel that we should be part of discussions guided by the Inspector so that issues are probed thoroughly and the evidence is tested, in particular matters relating to the Rural Area of the Borough and to the following policies: RS1 (Category A Villages) RS2 (Category B Villages) GED1 (Geddington Development Principles) GED2 (Geddington Sawmill) GED3 (Geddington South East) GED5 (Geddington South West) NEW1 (Newton Development Principles)

Notifications

Do you wish to be notified?

- When the Plan is submitted for independent examination?
- When the Inspector's Report is published?
- When the document is adopted?