KETTERING SITE SPECIFIC PART 2 LOCAL PLAN (SSP2) EXAMINATION

HEARING STATEMENT

MATTER 7 – HOUSING_ALLOCATIONS IN RURAL AREAS

SITE: STA2 LAND TO THE SOUTH OF HARBOROUGH ROAD STOKE ALBANY

SEPTEMBER 2020

ROSCONN STRATEGIC LAND
Matter 7 – Housing Allocations in Rural Areas

Site: STA2 land to the south of Harborough Road Stoke Albany

Introduction

Rosconn Strategic Land (RSL) have prepared this hearing statement for Matter 7, specifically allocation STA2 which refers to land south of Harborough Road, Stoke Albany for which we have entered into a promotion agreement with the landowner to promote for residential development.

RSL previously submitted representations to the Publication Plan Consultation where we highlighted that due to new information which has arisen from community engagement such as the lack of demand for additional allotments, the allocation as then proposed could result in a significant area of residual land within the site that is not required to meet the allocation policy objectives. As such we proposed that this residual area be omitted from the allocation and remain outside the settlement boundary. This proposal was accepted by the Council and the settlement boundary and housing allocation was proposed to be amended as part of MM49 to omit this land.

RSL have since brought forward a full planning application (Ref: KET/2020/0385) on the site which has in principle support from the Council. There are no technical constraints to the scheme, however the Case Officer has raised detailed design concerns about how the site has been laid out and relationship of the proposed dwellings and open space, as well as the residual paddock area. A Design Panel, who were consultees to the application, have set out clear ideas about how the site can be amended to resolve the concerns identified. This has resulted in the Council indicating that a slightly increased yield in the number of dwellings, increased provision in open space and revised layout would ultimately take full advantage of the opportunity that the site brings. As a result, RSL and the Council are working positively to amend the scheme to address the concerns raised. RSL are now looking to prepare a revised scheme to be developed in consultation with the Council and stakeholders, which would require amendments to the policy to facilitate this. At the time of the hearings in October a Statement of Common Ground is proposed to reflect the current status of the proposals and then for policy revisions to be incorporated via a Main Modification to facilitate the scheme.

RSL have further provided responses to the Matters, Issues and Questions to the Inspector and demonstrate that the site is suitable, available, and deliverable.

Matters, Issues and Questions

1. Are the housing allocations appropriate and justified in light of the potential constraints, infrastructure requirements and adverse impacts?

The housing allocation is appropriate and justified, the scheme is small scale and there are no technical constraints or abnormal infrastructure requirements as demonstrated by the Consultee responses to the current submitted application.

2. Are there any significant factors that indicate that any sites/parts of sites should not have been allocated?

As referred to in the introduction, detailed design suggestions have been raised during the current application which has meant that we would support the allocation of the entire site as part of a modification which would provide a small increased yield in the number of dwellings that would provide additional open space, affordable housing and a stronger design response.
3. Are the sites viable and deliverable? Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery?

The site is viable and deliverable, as demonstrated by the fact that a promoter is bringing forward a full planning application on the site in line with the draft allocation. Furthermore, no consultee responses to date have identified any technical constraints that would prevent development taking place. In addition, no planning obligations sought in relation to the proposed development would make the scheme unviable.

4. How were the site capacities determined? What assumptions have been made? Are these justified?

The Plan proposes a capacity of up to 16 dwellings which was considered appropriate in the context of the site. Since this original proposal, due to detailed design matters, in order to achieve a satisfactory development a small number of additional dwellings would be acceptable and justified.

5. What is the current planning status of the site?

An application for the ‘Construction of 16 dwellings with new access and associated works and public open space to include semi natural woodland’ was submitted on the site on 23rd June 2020 and is currently under consideration by the LPA. The reference number is KET/2020/0385.

6. What benefits would the proposed development bring?

The allocation of the site would bring forward a number of benefits including the provision of new housing which will include open market and affordable housing to meet needs within Stoke Albany and the nearby area, including the neighbouring village of Wilbarston where no allocations are proposed, contributing towards creating more sustainable rural communities as emphasised by paragraphs 77 and 78 of the NPPF. The majority of rural growth is proposed away from the northern villages of the Borough, the allocation of suitable land within Stoke Albany assists in redressing this geographical imbalance, as highlighted in the Draft Local Plan. The scheme would also include a generous provision of public open space which is proposed as a community woodland following community engagement that would constitute a permanent asset to the village.

7. What are the potential adverse impacts of developing the site and how might they be mitigated?

There would be no material harm caused by the development of the site. The site would constitute small-scale development and is well related to the existing settlement benefiting from strong defensible boundaries on all sides. The site is located outside the village conservation area and away from other heritage assets. The allocation would result in a high-quality development which would reflect the character and appearance of the village.

8. Would the Modifications proposed by the Council address any shortcomings?

RSL would support a Modification led by the Council to revert back to the original site boundary with a slightly increased yield in the number of dwellings. This would facilitate the delivery of more open space, more affordable housing and a more comprehensive development.

9. What is the expected timescale and rate of development and is it realistic?

If a revised Full Planning Application was approved in 2021 then a realistic trajectory is that the site can be delivered and completed within 18 months thereafter.
10. Is the boundary of the site appropriate? Is there any justification for amending the boundary?

The site forms part of a single field which represents a logical infill development, well-related to the village of Stoke Albany. The boundary, as amended to include the entire field parcel, would enable a comprehensive development of the site achieving an acceptable form of development.

11. Are the detailed policy requirements for each site, effective, justified and consistent with national policy? Are they needed when some of the sites already have planning permission?

The detailed policy requirements currently identify the capacity of the site for up to 16 dwellings. We would support flexibility on the numbers proposed as explained above through main modifications to achieve an acceptable form of development. The remaining detailed policy requirements are effective, justified and consistent with national policy.