WRITTEN STATEMENT IN RESPECT OF THE KETTERING SITE SPECIFIC PART 2 LOCAL PLAN EXAMINATION

MATTER 8- MEETING HOUSING NEEDS

On Behalf of The Boughton Estate
1. **INTRODUCTION**

1.1 This Written Statement is made on behalf of our client, The Boughton Estate (the Estate), in respect of the forthcoming examination (EIP) of the Kettering Site Specific Part 2 Local Plan.

2. **MATTER 8- MEETING HOUSING NEEDS**

Issue: Whether the Local Plan has been positively prepared and whether it is justified, effective and consistent with national policy and the JCS in relation to the provision of housing and whether it adequately address the needs for all types of housing and the needs of different groups in the community (as set out in paragraph 61 of the Framework)

HOU1 Windfall and Infill Development Principles of Delivery

2. What is the intention of the Policy? Is it clear that it seeks to protect residential gardens in three areas in line with paragraph 70 of the Framework? Does it also seek to retain family housing? What is the justification for this in these three areas only?

2.1 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.

2.2 Paragraph 70 of the NPPF states that 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. What is ‘infill development’ or ‘infilling’ defined as in the context of this policy? Are the provisions of criterion a and b covered by other general policies in the JCS or elsewhere in the Plan? Does resisting the division of a curtilage in criterion c go beyond the provisions of paragraph 70 of the Framework?

2.3 Whilst paragraph 70 refers to residential gardens the plan also splits curtilages through the application of settlement limits. For example, Newton settlement limit is drawn relatively tightly around existing curtilages. The Newton settlement limit should be amended to include the southern part of the Dovecote Farm complex in order to provide some growth to support the local community and enable the windfall policy to deliver homes.