

Section Title: Rural Area
Number of responses: 23
Summary of main points: Total number of Objections - 8 Total number of Support - 3 Total number of neither Object nor Support - 12 Statutory consultees: <u>NCC Development Management</u> Consideration for infrastructure for all policies, specifically in relation to education, especially where capacity is constrained and the ability to expand is limited. (id.550) Any developments of 10 dwellings or more should contribute towards the provision of additional infrastructure through S106 and this should be a requirement in each individual policy. (id.550) Other consultees: <u>Policy RS01 – Category A villages</u> Questioning of the method by which the location and scale of the site allocations were determined. (id.16) Policy RS01 should be reviewed in light of the new NPPF. (id.536) <u>Policy RS02 – Category B villages</u> This policy is too prescriptive and unnecessary in identifying limited infill as 1 or 2 dwellings. (id.29) <u>Policy RS03 – Category C villages</u> The plan must do more to support all rural communities. (id.29) Objection to this policy, as it is not positively prepared and not supported by Policy 11 of the JCS. (id.29) Dingley should be considered as a relatively sustainable settlement and when compared to villages in Category A and B it is considered to be located in a more sustainable location. (id.29) Allowing smaller villages to stagnate cannot be said to maintain the special mixed urban-rural character of North Northamptonshire. (id.29)

Paragraph 12.5 justifies why new development should be considered for all settlements. **(id.29)**

Support for this policy in regard to Dingley. **(id.41)**

Policy RS04 – General Development Principles in the Rural Area

Support for alterations to the highway which are of traditional design and character. **(id.198)**

Concern as to whether this policy will be applied in practice. **(id.102)**

Objection to Policy RS04 **(id.538)**

The requirements under Policy RS04 are onerous and have not been viability tested. Further viability testing should be undertaken if these are progressed. **(id.481)**

The effectiveness of Policy RS04 needs to be considered given that a majority of sites will be formed of cul-de-sacs and if developments meet the relevant highway requirements development should not be precluded. **(id.492)**

Support for this policy but there is a lack of a policy providing detail and identifying specific areas where parking is a particular issue. **(id.269)**

Windfall/Housing Requirements

No explanation has been provided for the amount of housing to be directed to each settlement. **(id.492)**

The need for housing in the Rural Area should be reassessed. **(id.492)**

Pytchley can accommodate more housing than allocated in this Plan. **(id.447)**

The remaining sites that are considered 'windfall' are likely to be more constrained and these sites are likely to come forward at a slower rate. **(id.449)**

The delivery of windfall sites is constrained by tightly defined village boundaries. **(id.449), (id.455), (id.461)**

The SSP2 should include further allocations in the rural area where they are a sustainable form of development that can support local requirements for the future. **(id.453)**

Broughton can accommodate more growth than presently planned for **(id.453)**

There is a heavy reliance on windfall sites and it is not considered to be based on clear evidence and is therefore considered to be contrary to the NPPF **(id.449), (id.455), (id.461)**

Mawsley should accommodate more housing than allocated in this Plan due to its size **(459)**

Historic delivery rates have been artificially skewed by 5 YHLS cases and there is no evidence that adjustments were made to trend calculations. **(id.455), (id.461)**

The scale of development proposed in the rural area is limited in its ability to achieve social benefits and maintain existing local services. **(id.492)**

Settlement Boundaries

Settlements boundaries in all categories of village (A, B and C) are not considered to be effective in responding to future development proposals if they preclude housing delivery. **(id.557)**

The use of settlement limits does not accord with the positive approach to growth required by the NPPF. **(id.557)**

Flexibility is required to allow development outside the defined settlement boundaries to meet local housing need and respond to any local changes. **(id.557)**

Allowing development outside of the settlement boundaries would provide opportunities for self/custom build housing and allow the council to meet the locational preferences of those on the register. **(id.474)**

By allowing development adjacent to settlement boundaries in policies RS01 and RS02, would allow greater flexibility in its housing land supply should any issues occur with existing consents and/or site allocations. **(id.474)**

Promotion of additional sites

Promotion of 'Land to the Rear of 18-20 Glebe Avenue' for consideration as an additional allocation **(id.453)**

Other comments

Query as to whether a screening consultation has been undertaken with Historic England given that some of the housing allocations are in villages in conservation areas. **(id.18)**

Implications of New National Planning Policy Framework

Section 3, Paragraphs 28 – 30 (NPPF) refers to non-strategic policies which is the focus of the SSP2 Local Plan. Paragraph 28 states that LPA's and communities should set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level,

establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies. The SSP2 Local Plan has sought to allocate suitable housing sites, and include development principles which address issues of design, protection and enhancement of the natural and historic environment, etc.

Paragraph 68 (NPPF) states that *‘small and medium sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*

- A) Identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unlessthere are strong reasons why this 10% target cannot be achieved....’*

Paragraph 70 (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.

Paragraph 77 – 79 (NPPF) specifically focuses on rural housing issues. In particular, in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. The draft housing allocations were first identified through a call for sites and then assessed using the assessment criteria with relevant Sustainability Appraisal objectives. As a result, potential housing sites in the least sustainable settlements have typically resulted in being less preferable compared to those settlements which benefit from a wider range of services and facilities.

Paragraphs 83 – 84 (NPPF) focuses on supporting a prosperous rural economy and seeks for planning policies to enable sustainable growth and expansion of all types of business in rural areas and the development and diversification of agricultural and other land-based rural businesses, amongst other things.

Paragraph 99 (NPPF) states that the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period. Paragraph 100 (NPPF) also states that Local Green Space designation should only be used where the green space is: a) in reasonably

close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance...., historic significance, recreational value..., tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land.

Section 9, Paragraph 102 states that transport issues should be considered from the earliest stages of plan making and development proposals, so that [amongst other things] opportunities to promote walking, cycling and public transport use are identified and pursued.

Section 12 and associated paragraphs 124 – 132 (NPPF) refers to 'Achieving well-designed places' which planning policies should achieve.

Section 14 (NPPF) relates to meeting the challenge of climate change, flooding and coastal change. In particular, paragraph 155 (NPPF) states inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future)...

Section 15 (NPPF) refers to conserving and enhancing the natural environment. Paragraph 170 states that planning policies should contribute to and enhance the natural and local environment, particularly in relation to biodiversity and valued landscapes.

Section 16 (NPPF) focuses on conserving and enhancing the historic environment.

Summary of officer comments

The windfall allowance used was used in the preparation of the JCS in the identification of the rural housing requirement. A background paper will be prepared to accompany the consultation on the Pre-submission plan which will provide the evidence used in identifying the level of windfall development in the rural area.

The categorisation of villages in this Plan has been done in accordance with Table 5 of the North Northamptonshire Joint Core Strategy which allows the identification of villages that have a sensitive character or conservation interest (Category B) and villages of a dispersed form (Category C) which may be designated as open countryside. Categorisation of villages in the 1995 Local Plan has been reviewed providing a hierarchy of rural settlements, relating to their size, character, and facilities to determine the level of growth which is deemed to be proportionate and sustainable.

It is recognised that not all settlements have been identified as locations for growth through the allocation of sites for housing. The sustainability and suitability of each settlement was assessed in the Rural Masterplanning Report which has underpinned the allocation of sites for housing. Further assessment of these sites has been undertaken and it is considered that the proposed allocations provide sufficient overall growth in the rural area to settlements which are most sustainable and have the most opportunity to

benefit the settlements in which they are located. The Plan as a whole will be assessed for viability.

The purpose of Policy RS04 is to provide a standard set of principles to ensure that development in the Rural Area is high quality with considerations for design and character of the individual settlements to enable the development to enhance the rural area as a whole. The wording of the policy and supporting text will be reviewed in light of the comments received.

The purpose of settlement boundaries are to make a clear distinction between the open countryside and the urban form of settlements, The principles used to define the settlement boundaries in the SSP2 have evolved since 2005 and now the current principles provide a clear methodology and rationale to this process. This allows the protection of open countryside and the growth of settlements in suitable locations. The use of settlement boundaries is in accordance with the JCS and national policy.

Development in Broughton will now be shaped by the recently adopted Broughton Neighbourhood Plan and Broughton Neighbourhood Development Order. This plan therefore, will not make any further allocations than those set out in these documents, which set out the growth strategy for Broughton during the period until 2031.

Next steps

- Provide further information on rural village categorisation through the production of a background paper
- Once draft housing allocation sites have been agreed to be taken forwards, assess each site in order to determine whether paragraph 68 (NPPF) has been complied with [in terms of 10% of the housing target (in terms of number of dwellings) being provided on sites of up to one hectare in size].
- Prepare a background paper to provide information on rural housing windfall figures.
- Review supporting text for RS01 to provide detail on the interpretation of the policy.
- Review the wording of RS04 and supporting text to provide details on the interpretation of the policy.
- Review the wording of paragraph 12.28 to take into account comments relating to maintenance or repairs undertaken.