

Matter 9 - The supply and delivery of housing land Issue Whether there would be a deliverable housing land supply in years 1-5 and developable supply in years 6-15.

Overall Supply

Questions 9.1, 9.2 and 9.3, and Five year housing supply 9.7 to 9.16 generally.

The Teversal, Skegby and Stanton Hill (TSS) Neighbourhood Forum has previously presented to the Examination information relating to the number of housing sites and new homes proposed within its area. These sites (totalling some 1400 homes) were originally identified for allocation in the Regulation 18 draft plan alongside other larger sites that the council recognised would have had longer lead-in times while supporting infrastructure was delivered. The TSS sites are not being delivered with any supporting community infrastructure and therefore are able to be delivered at the very start of the trajectory.

Indeed, they are already being delivered. Nearly all the TSS sites fall into one of the categories of having been built, are being built, have permission or have live applications or appeals. The build-out of all 1400 of these homes will be closer to five years than ten, with the majority complete before the Plan is even adopted.

The concerns of the Forum are twofold and relate both to the speed with which new homes are currently being delivered in the TSS area and to the concerns being expressed elsewhere in the district that sites without planning permission may not be relied upon in the housing delivery trajectory.

The first relates to the non-delivery of community infrastructure contemporaneously with the current housing delivery, highlighting impacts in TSS contrary to the objectives of achieving balanced and sustainable development, as pointed out in November.

The second is that the dispersed sites strategy that allocates no sites of over 500 homes risks front loading of easy to deliver sites early in the plan period with no identifiable strategy for meeting five-year housing supplies in its later stages. This is exacerbated by the Plan not allocating sites to meet the LHN through the Plan period. This will put TSS area at greater risk of even more unplanned development like that currently being experienced and the inevitable pressures on services and infrastructure.

Question 9.4

The Forum supports the principle of development of windfall sites within the built-up areas of its neighbourhoods. It acknowledges that sites in beneficial use today could change during the plan period and new housing may be appropriate on them. However, when calculating windfall permissions of the past as an indication of its ability to predict its allowance for the future, the council should not factor in countryside sites granted permission for housing contrary to policy. This includes three sites in TSS area granted in the past three years totalling 20 homes.