

Email Correspondence from Neighbourhood planning team regarding housing commitments for Pembridge Parish.

Sent: 17 April 2015 15:24

To: Rebecca Bissell (rebeccabissell.pembpc@gmail.com)

Cc: Phillips, Roger (Cllr)

Subject: Implications of the Core Strategy Modifications - Pembridge

Dear Rebecca

As highlighted in previous updates, Main Modifications have been proposed to Core Strategy policies RA1 and RA2 in order to give more clarity and certainty of housing delivery in rural areas.

We recognise that parishes need to understand the implications of these modifications in general and that several groups are intending to submit drafts or final plans shortly in particular. This note provides further guidance and clarity on indicative proportionate growth figures that arise from the proposed modifications to the Core Strategy.

Rural housing strategy.

The production of parish proportional growth figures is a high level mathematical exercise to provide support for the rural housing strategy (Policy RA1) and to give assurance to the Inspector that the level of rural housing proposed for the County (5,300) can be delivered. It is not intended to be a definitive statement on the precise growth figures for individual settlements. The indicative figures do not take into account any environmental factors or constraints which may exist on a parish by parish basis.

The Inspector's main focus on this matter at examination was both on the wider rural strategy and to test that the indicative proportions for the Housing Market Areas are achievable. Parish levels of rural growth will eventually be tested through the neighbourhood planning process by individual independent examiners of the various plans.

Rural housing figures

Modification MM036 clarifies that housing development in rural areas will be delivered through neighbourhood development plans and a Rural Areas Sites Allocation DPD (where neighbourhood plans do not exist). This delivery will be through a combination of existing commitments, allocations and windfall development (para 4.8.9). Modification MM037 proposes that neighbourhood plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets (Policy RA2). As such neighbourhood development plans are not necessarily required to allocate all their indicative proportional growth. The principal task will be to demonstrate that those levels of growth are achievable subject to local and environmental constraints. This can be achieved by providing local evidence of suitable land availability, historic windfall rates and specific allocations.

The table below indicates the potential indicative proportional growth for your parish in accordance with the proposed Modification MM036.

Parish/ Group	Settlements in fig 4.20 and 4.21	Number of households in parish	% growth in Local Plan Core Strategy	Number of new houses required to 2031	Housing Completions 2011 – 2014	Housing commitments as at 1 April 2014	Total housing remaining
Pembridge	Pembridge	508	12	61	1	16	44

- The baseline year of the Core Strategy is April 2011 and this is the date which has been used to calculate proportional growth figures. These statistics are based on the Local Property Gazetteer (April 2011). This calculation accurately reflects parish boundaries.
- For Group parish council areas/neighbourhood areas, it is only the parish totals in which the RA2 settlement sits which have been used.
- Commitments (planning permissions granted) and houses which have been built between April 2011 and March 2014 have also been provided in the table above. You will see that this amount has been discounted from the revised indicative target.

Potential Implementation

The overall growth figure above is indicative only. During the production of your neighbourhood plan local circumstances and environmental factors should be used to determine the precise level of growth for individual settlements. At examination your neighbourhood plan will be tested for its 'general conformity' with the Core Strategy.

In accordance with national planning guidance, the focus for new development should be within or adjacent to those settlements highlighted within Policy RA2. There was a level of concern expressed during the hearing session regarding the definition of settlement. The proposed Modifications seek to add clarity to this issue by suggesting settlement boundaries are drawn to define those areas subject to Policy RA2 and those areas classified as countryside under Policy RA3. It is acknowledged that due to the characteristic of some settlements with Fig 4.20 and 4.21, this may not always be appropriate.

Windfall development has consistently taken place in rural areas and this is likely to continue. Windfall development includes non-allocated development that may come forward both within and outside settlement boundaries. If you so wish your neighbourhood plan can make an informed judgement about the likely level of windfall development that will be generated in your plan area during the period up to 2031.

The Modifications have also given greater flexibility to those parishes with more than one RA2 settlement. The distribution of growth between those settlements is entirely a matter for the neighbourhood plan to determine. Therefore it is not a policy requirement to ensure that some growth provision occurs in all settlements listed within Fig 4.20 and 4.21.

Finally those areas outside a settlement listed within Fig 4.20 or Fig 4.21 are classified in policy terms under Policy RA3.

Advice and Support

The Neighbourhood Planning team is happy to continue to provide support and advice on the potential implications of any proposed local plan modification. Priority will be given to those parish councils that anticipate reaching submission stage shortly.

Kind regards

Sam

Samantha Banks
Neighbourhood Planning Team Leader
Neighbourhood Planning Team
Economic, Environment and Culture Services
Herefordshire Council
PO Box 230
Blueschool House
Hereford
HR1 2ZB