

# REPORT TO CABINET

**REPORT OF:** Economic Development Portfolio Holder

**REPORT NO:** PLA 898

**DATE:** 1<sup>st</sup> August 2011

<b>TITLE:</b>	<b>Grantham Area Action Plan: Housing Policies – Response to Public Consultation and Proposed Changes to Policies</b>	
<b>KEY DECISION OR POLICY FRAMEWORK PROPOSAL:</b>	Key Decision	
<b>PORTFOLIO HOLDER: NAME DESIGNATION:</b>	Cllr Frances Cartwright Economic Development Portfolio Holder.	
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<b>INITIAL IMPACT ASSESSMENT:</b>	Carried out and Referred to in paragraph (7) below	Full impact assessment Required:
<b>Equality and Diversity</b>	N/A	
<b>FREEDOM OF INFORMATION</b>	This report is publicly available via Your Council and Democracy link on the Council’s website: <a href="http://www.southkesteven.gov.uk">www.southkesteven.gov.uk</a>	
<b>BACKGROUND PAPERS</b>	PLA830 Adoption of Core Strategy PLA866 Grantham Area Action Plan: Preferred Approach DPD PLA893 Grantham Area Action Plan: Response to Consultation and Proposed Changes to Policies	

## 1. RECOMMENDATIONS

**That Cabinet:**

- a) **Notes the issues raised in the representations in respect of the housing policies set out in Appendix 1 of the report, and**
- b) **Approves the proposed changes to the draft housing policies as set out in Appendix 2 of the report and for these to be included in the Submission version of the Grantham Area Action Plan Development Plan Document.**

## 2. PURPOSE OF THE REPORT

- 2.1 To enable the Cabinet to consider issues raised in the representations in respect of the housing policies contained in the Grantham Area Action Plan

(GAAP): Preferred Approach DPD and to consider proposed changes to the policies for inclusion in the Submission version of the DPD, which will be the final version of the Plan.

- 2.2 The preparation of the GAAP DPD supports the Good for Business Priority Theme.

### **3. DETAILS OF REPORT**

- 3.1 In addition to other policy areas, the GAAP DPD includes policies related to future housing provision and the allocation of sites which includes the two Sustainable Urban Extension Sites (North-West and Southern Quadrants).
- 3.2 The GAAP DPD was approved for the purposes of public consultation by the Cabinet on the 7<sup>th</sup> February, 2011 (Report PLA 866) and was subject to six weeks consultation between the 4<sup>th</sup> March and 15<sup>th</sup> April 2011.
- 3.3 Representations made on the Plan were reported to Cabinet on the 4<sup>th</sup> July 2011 (report PLA 893) when proposed changes in response were approved.
- 3.4 However, representations relating to the housing policies were excluded from the Cabinet report. This was to enable more up to date information on the housing land supply position across the District to feed into the DPD'S including the GAAP. This approach ensures consistency with the Site Allocation and Policies DPD where housing issues, including the allocation of sites will form an important part of the document.
- 3.5 A total of 70 comments were made on the housing policies and allocations. Appendix 1 attached to this report summarises all the housing policy representations received together with an officer response and, where appropriate, recommended changes to the policies (see also Appendix 2).

### **4. HOUSING POLICY ISSUES**

- 4.1 The Core Strategy sets out a broad policy framework for housing delivery in Grantham. It identifies a total of 7,680 of new dwellings to be provided for between 2006 and 2026. The Council's current housing monitoring shows that 1,392 houses have already been built in Grantham between 1<sup>st</sup> April 2006 and 31<sup>st</sup> March 2011. A further 759 dwellings have planning permission but are under construction or have not yet started. This leaves at least 5,529 new houses to be provided for through the plan period which will be delivered by the two SUE's and other sites identified in Grantham.
- 4.2 An element of flexibility will be built into the housing land supply for Grantham. This will ensure that adequate provision is maintained in the event larger sites are not delivered as planned. A number of changes are proposed to Policies HS1 and HS2 to reflect the updated housing figures, provide clarification or ensure consistency with the approach to housing delivery in the Site Allocation and Policies DPD. These are set out in Appendix 2.

## **Issues Raised in Representations**

- 4.3 Generally, there was a mix of representations received on the housing policies and allocations. Some of the representations were in support of the policies and allocations and others object to it. Most of the objections were related to specific sites.

### **GRAH1 - Land North of Peachwood Close**

- 4.4 This site was identified in the Preferred Approach consultation as a 'reserve' site to come forward in the event that additional housing land was required to delivery planned housing targets during the plan period. Several representations were received regarding this approach in that it did not conform to the approach to release additional housing land, should it be required, set out in the adopted Core Strategy. In light of this and that it is proposed that two previously identified sites for allocation not be taken forward into the submission version of the GAAP (see below), it is proposed that this site be identified to deliver during the period 2016 - 2021.

### **GRAH6 - Vac-u-Lug Site**

- 4.5 This site was allocated both in the Housing and Economic DPD (2006) and Grantham Area Action Plan DPD (2011) as a preferred allocation for housing development. The site was expected to deliver housing in a medium term to meet Grantham's growth target.
- 4.6 Several representations were received to the Preferred Approach consultation objecting to the allocation of the site questioning its deliverability and viability due to the presence of contamination and water/sewer pipes crossing the site.
- 4.7 In light of the representations received, further work was undertaken to establish the likelihood of the site coming forward for development during the plan period. Vac-u-Lug, the current occupiers of the site, have indicated that they have no immediate plans to relocate with the major barriers to this being identifying a suitable local site and the costs of moving much of their equipment.
- 4.8 Given the lack of certainty of delivery of this site, even towards the end of the plan period, it is proposed that the site is not identified in the Submission version of the plan as a housing allocation (see Appendix 2). As a brownfield site, this would not prevent it coming forward for housing development at some point in the future if the issues regarding deliverability were overcome.

### **GRAH7 - Land at St. Catherine House, St. Catherine Road**

- 4.9 A planning application for the development of this site for retirement accommodation has been submitted to the Council and it is expected that this will be determined in the next few months. There is a possibility, therefore,

that the site may gain planning permission before the submission version of the GAAP is published. In light of this, and the fact that this is a small brownfield site that could come forward under the policies of the Core Strategy in any case, it is proposed that the site not be included as a specific housing allocation in the Submission version of the GAAP (see Appendix 2).

### **Policies NWQ1 and SQ1: Sustainable Urban Extensions (North-West and Southern Quadrants)**

- 4.10 A number of representations were made regarding these policies. Minor amendments are suggested to the supporting and policy text for clarification. These amendments are included in Appendix 2.

## **5. THE NEXT STEPS**

- 5.1 The proposed changes to the housing policies together with other GAAP policies will be included in the Submission version of the DPD for consideration by full Council in September. This will be the final version of the Plan that will be made available for formal consultation prior to submission for examination.

## **6. OTHER OPTIONS CONSIDERED**

- 6.1 The Adopted Core Strategy provides the overarching policy framework which requires the inclusion of these additional policies in the GAAP. If they are not included within the Grantham Area Action Plan DPD, the plan will not be in conformity with the Core Strategy and could fail to be found sound at examination.
- 6.2 In respect of the representations received, Appendix 1 sets out the consideration of the issues raised and whether the changes as requested to the policies are appropriate.

## **7. RESOURCE IMPLICATIONS**

- 7.1 None arising out of this report. There will be some costs associated with the subsequent consultation and examination process of the Submission Grantham Area Action Plan DPD, the costs of which have been included in the Planning Policy and Partnerships Service Budget for 2011/2012.

## **8. RISK AND MITIGATION**

- 8.1 None Identified

## **9. ISSUES ARISING FROM EQUALITY IMPACT ASSESSMENT**

- 9.1 The Core Strategy establishes the policy framework and the policies has been the subject of an equality impact assessment. A service Equality Impact Assessment has recently been carried out and issues arising from this have

been taken into account in finalising this DPD. Therefore, the need to subject this document to an equality impact assessment will not be required.

## **10. CRIME AND DISORDER IMPLICATIONS**

10.1 None arising from this report.

## **11. COMMENTS OF FINANCIAL SERVICES**

11.1 No specific financial comments to make in respect of this report. All costs associated with the development of the Local Development Framework can be met from within existing budgets supported by the monies received from the Housing and Planning Delivery Grant award.

## **12. COMMENTS OF LEGAL AND DEMOCRATIC SERVICES**

12.1 The purpose of the report is to enable Cabinet to consider the results of the consultation, take into account any relevant comments on the revision to the draft policies and approve any changes to the policies. A final plan including policies and sites allocated (when determined) will be considered by Cabinet before publication later this year.

## **13. APPENDICES**

Appendix 1: Schedule of Representations Received regarding Housing Policies

Appendix 2: Schedule of Proposed Changes