

Northhill Parish Council

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Steve Carnaby
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20th June 2019

Dear Mr Carnaby

Northhill Neighbourhood Plan - Examiner's Questions

Thank you for your email dated the 17th June with a letter from Mr Whitehead attached asking two questions of the Parish Council.

The Vice Chair of the Steering Group and the Chair and Vice Chair of Northhill Parish Council hope that the response below answers Mr Whitehead's questions.

The NP Steering group understood from discussions with CBC officers that the neighbourhood plan could not overtly "allocate" rural exception sites because they were "exceptions". At a meeting with CBC Officers on 16th August 2017, a Co-Chair and the Vice Chair of NPNSG proposed suggesting 4 rural exception sites, to satisfy the affordable housing need identified in our Housing Needs Survey 2015. It was felt that recent planning consents were meeting the open market housing need in the parish. The Steering Group's consultations with parishioners had indicated a strong desire for low cost housing for people with a local connection. Market housing sites (which CBC were at the time approving with little contest, due to the lack of a five-year housing supply and a Local Plan) were simply adding to the increasing cost of housing in the area. Local residents who wished to stay close to family could not afford to do so, and general affordable housing (on market housing sites) did not prioritise local residents. Two of the four sites were windfall sites not identified by CBC in their Call for Sites. The remaining two sites did not progress to the final stages of CBC's site assessment process, but were felt to be suitable for exception housing on a small section of the land offered, fronting the roadside. Site owners had expressed a willingness to accommodate a rural exception site. Rather than lose the potential opportunity for four exception sites, the CBC Officers undertook to supply suitable wording so that NPNSG's intentions, and therefore the wishes of our parishioners, could be realised. The CBC Officers revised wording was inserted into sections 4 and 5 of the Plan) on 1.9.17. Receipt of the alterations and acknowledgement that the amendments had been made was forwarded on 4.9.17.

Please let me know if any further information is required.

Yours sincerely



Mrs Lesley Rowe
Clerk to Northhill Parish Council