

INDEPENDENT EXAMINATION OF THE KEYWORTH NEIGHBOURHOOD PLAN

EXAMINER: Patrick Whitehead DipTP (Nott) MRTPI

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Examination Ref: PW/KNP/02

Mrs D Cooke
Clerk to Keyworth Parish Council

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Via email: RMapletoft@rushcliffe.gov.uk
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Dear Mr Mapletoft and Mrs Cooke

KEYWORTH NEIGHBOURHOOD PLAN EXAMINATION

Following preliminary work on the Keyworth Neighbourhood Plan, I would like to request some further information regarding the Neighbourhood Plan's housing strategy.

Firstly, the submission draft, Appendix 3, paragraph C6, states "*..there are three different housing sites and two safeguarded sites....*". However, the Plan only includes one safeguarded site - the 5.24 ha site north of Debdale Lane. Can the Qualifying Body confirm if a site has been omitted in the draft, or is the statement in paragraph C6 incorrect?

Secondly, can both the Borough Council and the Qualifying Body provide further information regarding the evolution of its Local Plan Part 2 housing strategy in relation to that of the Neighbourhood Plan and the reasoning behind the variation in the choice of sites between the two Plans?

The reason for this question is based on the following:

The Neighbourhood Plan seeks, through Policy H1 and Appendix 3, to recommend 3 allocations for a total of 450 - 480 dwellings in accordance with the adopted Core Strategy requirement of a minimum of 450 dwellings. It further seeks to identify a site to be safeguarded for a further 100 dwellings to contribute to the growth of the village beyond the Plan period.

In contrast, the Local Plan Part 2, Preferred Housing Sites (which has now completed its public consultation) suggests that up to 580 dwellings would be sustainable at Keyworth and would not unduly affect the village's character or local quality of life during the lifetime of the Local Plan. This would appear to be part of a strategy to create a 'buffer' against delays in the delivery of other housing sites.

Clearly, this new total could theoretically be accommodated using the Debdale Lane safeguarded site. However, the Local Plan Part 2 consultation suggests the allocation of a different site, Hill Farm, south of Bunny Lane, (KEY13 although this appears to be SHLAA site 376) would contribute to the total of 580 dwellings. Although Keyworth's Sustainability Appraisal Scoping Report (Core Document

10) does not appear to reject the KEY13 site out of hand, the local community's choice, expressed in Policy H1 and Appendix 3, is clearly for the Debdale Lane site.

The Borough Council's response to the Parish Council at the Regulation16 stage does not suggest that Policy H1 is in any way wrong, or deficient except in respect of the need to recognise the role of the Local Plan Part 2 in determining the overall level of residential development, in which directions around the village development is focussed and which specific sites are allocated for development.

Could I ask for a response to these questions as soon as possible, given the forthcoming holiday period? Also in the interests of transparency, may I prevail upon you to ensure a copy of this letter is placed on both the parish council's and the local authority's websites.

Thank you in advance for your assistance.

Your sincerely

Patrick whitehead

Examiner