

Ref: P20-1331

28 October 2024

To:
Kislingbury Parish Council
clerk@kislingburyparishcouncil.gov.uk

VIA EMAIL ONLY

Dear Members of Kislingbury Parish Council,

Response to questions and concerns raised at Kislingbury Parish Council Meeting on 15th October 2024 in relation to the proposed residential planning application on land west of Rothersthorpe Road, Kislingbury.

Pegasus Group, on behalf of Spitfire Homes, would like to thank you for the opportunity to introduce ourselves and the upcoming residential application to you and your Parishioners on 15th October. We hope this was a useful exercise for you to understand what is being proposed by Spitfire Homes.

As mentioned during the meeting, Pegasus Group and Spitfire Homes had prepared a presentation which we were unable to share at the meeting. This presentation has been circulated alongside this letter and should be read in conjunction with the information below.

We would hereby like to provide an overview and formal response to some of the points raised at the meeting on 15th October. We trust this will provide some clarity and additional information ahead of the application submission. Each matter has been addressed in turn below.

Proposed Development

To reiterate what was discussed at the meeting, it is proposed to provide 48 no. dwellings on that part of the Site which falls within the defined Village Settlement Confines, and the remaining part of the Site allocation in the Kislingbury Neighbourhood Plan. This will include 8 no. affordable houses of which one will be a bungalow.

The remaining dwellings will comprise 40 no. 2 to 4 bed dwellings, plus site access (via a new access created off Rothersthorpe Road), open space, sustainable drainage provisions and parking for each property.



Principle of Development

Members of the Parish Council were concerned over where the number of dwellings proposed was derived, as the site allocation was for up to 40 dwellings which already has the benefit of planning permission that has been fully developed.

Although part of the site has already been permitted for 44 dwellings, the Application Site still falls within a defined site allocated for residential development in the Neighbourhood Plan, and is within the defined settlement boundary of the village. Relevant Development Plan policies allow for additional residential development within settlement confines, including within village boundaries, and Kislingbury is identified as a Secondary Service Village which can accommodate some additional residential development.

Whilst the number of dwellings envisaged in the Neighbourhood Plan allocation have now been developed, there is a policy basis for the proposed development, provided a number of criteria are met. It is considered that those criteria are met here as follows:

- Provides an appropriate mix of dwellings – as set out below, the scheme comprises 1-4 bedroom houses, with an overprovision of 2-bed homes in line with the established local need;
- Does not require substantial new infrastructure provision – since Kislingbury is a secondary service village, this location is considered appropriate for development based on the availability of existing amenities;
- Will sit within the context of the existing village – the site is adjacent to existing residential development to the north and west, forming a natural extension to the existing village.

Taking into account the size of the Site, the requirements for suitable dwelling sizes, gardens, parking, plus the provision of open space and suitable infrastructure including sustainable drainage, the number of dwellings is suitable for the Site.

Further comment on the mix of proposed dwellings is set out below.

Foul and Surface Water Drainage

It was discussed that the pumping station was at capacity. Residents advised the Applicant to liaise with Anglian Water to discuss capacity.

Concerns were also raised over recent flooding events which saw the Application Site being flooded. Individuals queried where this excess water will go.

Response

The application will be supported by a Flood Risk Assessment and Drainage Strategy. The drainage strategy is designed to accommodate the requirements of the proposed 48 dwellings.



This includes an on-site attenuation pond located towards the site frontage to Rothersthorpe Road. Storm water is discharged in the ditch course at a green field run off rate, with the attenuation pond used to store water on site. This pond will be separate from that provided for Phase 1, which was designed to accommodate that specific development.

The FRA also included a pre-planning assessment by Anglian Water confirming the connection into the existing pumping station for Phase 1. Anglian Water will be consulted again during the course of the application to confirm whether there are any concerns about the capacity of the system to accommodate the proposed development and suitable mitigation will be proposed, if required.

Air Quality

Residents were concerned over the proximity of the housing to the M1 and the exposure to high nitrogen dioxide levels.

Response

The Application will be supported by an air quality assessment which will assess the air quality levels on site and propose any mitigation measures, if required. During the course of the application, the Environmental Health Officer will be consulted and will advise whether there are any air quality concerns for residents of the proposed development.

Local Infrastructure

Attendees were concerned over the capacity of the local primary school, doctors surgeries, and the overall increase in population in relation to the size of the village.

Response

Kislingbury is identified within the Local Plan as being Secondary Service Village where the local infrastructure is considered to be suitable to allow some additional development to come forward.

Once the application is submitted, the Council will consult relevant consultees, including the Education Authority, Highways Authority and NHS Services to understand whether any contribution to improvements to the local infrastructure are required. If it is established that the proposed development will impact existing services and facilities, Spitfire Homes will be required to provide financial contributions to improve those services via a s106 agreement

Highways

Some residents were concerned over the high speeds on Rothersthorpe Road and the close proximity between the access out of the site onto Rothersthorpe Road and access off the High Street onto Rothersthorpe Road.



Response

The application will be supported by a Transport Assessment. The impact of the new housing development on the local road network has been assessed and shows that there will not be an adverse effect. The TA looked at the Personal Injury Accident data and concluded that there were no injury accident clusters. The access junction has also been shown to operate within capacity with minimal delays experienced. The provision of a second access point allows both phases of the development to operate within capacity of the junctions serving the sites. In addition, pedestrian and cycle linkages will connect Phase 2 to Phase 1 and the wider the village.

In order to reduce potential accidents caused by speeding, there will be a TRO to extend the 30mph speed limit past the access point to phase 2, which is currently national speed limit.

Dwellings – Mix and Design

Housing Mix

Residents would like to see smaller more affordable homes rather than larger 4 and 5 bed dwellings.

Response

Policy H1 of West Northamptonshire Joint Core Strategy sets out that across West Northamptonshire new housing development will provide for a mix of house types, sizes and tenures to cater for different accommodation needs.

As set out in the Vision for South Northamptonshire within the South Northamptonshire Local Plan Part 2, there is an identified need for smaller market dwellings for first time buyers and young families. This is reflected by Policy HS4 of the Kislingbury Neighbourhood Plan which proposes a requirement for the mix on the allocated site to include 2 and 3 bedroom houses to meet local needs. Policy H5 of the KNP notes that the mix of dwelling sizes within the development will be determined by the local Housing Needs Assessment current at the time.

As demonstrated by the more recent Housing Market Needs Assessment (HENA), updated in March 2024, there continues to be an 'overwhelming' need for smaller dwellings with 1 to 3 bed dwellings making up 71% of the need within South Northamptonshire area. Spitfire Homes have reflected the established need for smaller units within their proposed mix, proposing an overprovision of 2-bed units. The appropriateness of this mix will be assessed during the application process.

Affordable housing

Concerns were also raised over the reduced affordable housing which is being proposed. Reference was made to the requirement for 50% affordable housing provision being required.



Response

Policy H3 of the KNP requires a maximum of 50% affordable housing on the site “*which will be fully integrated into the proposed development unless a Financial Viability Assessment or other material considerations demonstrate justification for a different percentage or off-site provision*”. This accords with Policy H2 of the WNJCS.

The application proposes 17% affordable housing (8 dwellings). It is recognised that this is below the policy requirement, however, it should be noted that this is a ‘maximum’ requirement, and therefore it is recognised that a lower percentage of affordable housing would be acceptable if the position is justified. A Viability Assessment has been undertaken, which has undertaken a detailed analysis of the viability of the proposed development, in accordance with national guidelines on the undertaking of such work. The Assessment has considered various factors that limit the amount of affordable housing which can be provided on this site and has concluded that the proposed delivery of 17% affordable housing on the Site is the highest level of affordable housing that is viable. This Viability Assessment will be independently assessed by the Council during the application process to evaluate its reliability.

We trust that the above provides some clarification in relation to the queries and concerns which were raised at the Parish Council Meeting. To reiterate, there will be further opportunities to comment on the application once the application has been submitted.

Yours sincerely,

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Director

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