

**Hearing Session 3****HOUSING - SPATIAL DISTRIBUTION****Matters & Issues Agenda****3 Is the strategy for the spatial distribution of new housing consistent with the principles of sustainable development?**

*The HBF are concerned that not enough of the proposed housing is planned to be provided in the Sub-regional Centre & Urban Service Centres. It is considered that these locations are the most sustainable, offer the best links to future employment growth and have the greatest range of existing facilities.*

*Table 2 of the plan indicates the split of units across the settlements, from this it can be seen that 3,306 units (46%) are to be delivered across 219 settlements with a further 250 units in open countryside. Although it is noted that the Councils suggest that this mimics the existing spread of population across the authorities we would suggest that this is not the way to plan to sustainably deliver growth in the future.*

a) Will the spatial distribution of housing growth minimise any increase in car journeys.

*Further to the comments above the strategy to locate a substantial amount of development outside of the Sub-regional Centre & Urban Service Centres is likely to result in increased vehicular movements between new developments and the facilities and employment opportunities residents will require. HBF do not consider this to be a sustainable particularly noting the identified increase in single person households.*

b) Will the strategy sustain rural communities, and safeguard local facilities and services

**4 Is the spatial distribution of new housing opportunities sustainable and coherent?**

a) Have settlement boundaries been drawn consistently and coherently?

*The HBF would question whether or not the Council have assessed the impact that drawing development boundaries around villages will have on the delivery of windfall sites, on which the plan is heavily reliant.*

b) Is the approach to identifying rural clusters consistent and coherent?

c) Are the spatial distribution of housing allocations and windfall opportunities consistent with the identified settlement hierarchy?

d) Does the distribution of housing adequately relate to existing and proposed transport infrastructure?

*The HBF would note that large areas of the two authorities are rural in nature and as a result are unlikely to benefit from significant infrastructure*

*improvement. Therefore it follows that the current strategy does not relate well to proposed infrastructure.*

*Infrastructure improvements are more likely to be linked to employment growth areas such as the Enterprise Zones at QU 8 d. of hearing session 1 we have already made the point that:*

*'The plan identifies a number of significant employment opportunities including WG supported enterprise zones, it also identifies that the proposed housing provision does take some account of economic growth aspirations. However it is not clear if the allocation of housing sites has specifically been linked to these employment opportunities. There does appear to be the opportunity to provide sustainable development by combining employment opportunities with housing provision.'*

e) Does the distribution of housing adequately relate to where people are likely to work, shop and participate in leisure?

*See answer to question 3 and 4 d above.*

f) In the absence of defined development boundaries in the cluster settlements can the level of growth be effectively controlled?

g) How do the existing housing completions / sites under construction, which count towards the overall housing target, fit into the proposed strategy for the distribution of housing?

The HBF would note that the previous UDP did have a very different strategy which stated:

1.3.8 Through the Unitary Development Plan the aim is control these tendencies by restricting development in settlements which have seen a significant level of development in recent years, whilst providing more opportunities in other settlements which have suffered deterioration.

*Further its states:*

1.3.12 Eight Dependency Catchment Areas (DCA) have been established as the basis of the spatial strategy for guiding development and addressing existing issues and conditions.

**5 Does the Plan incorporate robust monitoring and review mechanisms that will enable the spatial distribution of new housing to be implemented and monitored?**

**6 Any other matters**