

Policy and Scrutiny Committee for Neighbourhoods and Regeneration – 12 December 2023

Written question from Patricia Redpath to the Policy and Scrutiny Committee for Neighbourhoods and Regeneration

Policy G2 (p 84) deals with "Priority Locations for Housing Development ", listing the settlements of Seaview and Nettlestone as "sustainable rural settlements" with - by definition - no settlement boundary.

However, Policy H1 (p 92) contradicts this and adds Nettlestone and Seaview as a "designated neighbourhood area" changing the housing delivery numbers from 17 in the earlier DIPS to 78 plus 30 windfall with no indication of whether there is a defined settlement boundary.

What is the reason for this change and why was the parish not consulted about these numbers?
What is the situation regarding settlement boundary?

Officer response:

Nettlestone and Seaview are listed as Sustainable Rural settlements in draft policy G2 and it is correct to say that neither has a settlement boundary. Therefore in line with policy wording of G2, any development proposals coming forward in these areas would be required to identify a specific local need.

In line with paragraph 66 of the [NPPF](#), LPAs should also set out in strategic policies a housing requirement for any designated neighbourhood areas within the local plan area.

Designated neighbourhood areas are those areas where a neighbourhood plan is already in place, or one where a neighbourhood plan is being actively prepared.

On 16 June 2023 (following an application in March 2023 from Nettlestone & Seaview Parish Council and the carrying out of all relevant publication procedures) the IWC formally designated the Nettlestone & Seaview neighbourhood area, the boundary of which mirrors the parish boundary.

The housing numbers provided in the table in draft policy H1 set out that within the Nettlestone & Seaview designated neighbourhood area, there are currently 3 sites that already have planning permission for a combined total of 78 units that have yet to be built (the sites and planning permission references are listed in Appendix 1 of the Draft IPS) plus a windfall allowance across the plan period (15 years) of 30 units (which matches that within all of the other designated neighbourhood areas). There are no proposed site allocations within the designated neighbourhood area of Nettlestone & Seaview.

On 30th May 2023, Nettlestone & Seaview Parish Council were informed that the formal designation of a neighbourhood area would result in a housing requirement figure appearing in the next version of the Draft IPS and the basis of how that figure would be generated. On 2nd June 2023, N&SPC confirmed they were happy to proceed and for the IWC to formally designate the neighbourhood plan area.