

Comment

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Q1. To which document do your comments relate? Neighbourhood Plan Draft Submission Version

Q2. Do you wish to? Object

Q3. Please provide your comments below making clear which part of the document you are referring to (specifying relevant paragraphs, tables, figures, boxes or appendices).

Please refer to attached letter.

Q4. Suggested modifications. If you consider that amendments should be made then it will be helpful if you could put forward any suggested wording changes.

Please refer to attached letter.

You may also upload any supporting documents to support your representation. [Dinnington NP Persimmon.pdf](#)

Q5. Do you wish to be notified of the Council's decision under Regulation 19 of the Neighbourhood Planning Regulation 2012 whether to accept the Examiners' recommendation? (please tick) . Yes, please notify me of the Council's decision

[REDACTED]

Dinnington Neighbourhood Plan
Regeneration & Environment Services
Rotherham Metropolitan Borough Council
Riverside House
Main Street
Rotherham
S60 1AE

20th December, 2019

Dear Sir/Madam,

Dinnington St John's Neighbourhood Plan 2016-2028 – Draft Submission Representations

Thank you for providing the opportunity to comment on the Draft Neighbourhood Plan for Dinnington. On behalf of Persimmon Homes South Yorkshire, I have set out our comments below.

The Overall Vision

Persimmon Homes support the overall vision for the neighbourhood area in setting out the sustainable development of the community from 2016 to 2028 in ways that meet identified local needs.

However, it is noted that the housing aspirations, namely to provide 'housing that meets the needs of the local community and changing needs' contradict with certain elements of the proposed policies. As the focus for a substantial proportion of the Borough's housing growth, with Rotherham's spatial strategy seeking 9% (1,300) of all homes to be delivered in Dinnington, Anstorp and Laughton Common over the plan period, the neighbourhood plan must provide sufficient flexibility to support the community's future development requirements. This point is discussed further below.

Policy H1: Housing Mix

It is recognised that residential development should take into account local need when proposing a mix of housing. However, part C of this policy places a somewhat prescriptive requirement for new housing proposals to comprise of at least a third of 1-2 bed dwellings. It also places a restriction on the provision of larger homes, with no more than 50% of new homes to have 4 or more bedrooms.

The basis for this policy is that there is a shortfall of smaller houses available locally, and while the supporting document titled 'Housing Need and Characteristics' provides some evidence that smaller type housing units are under-represented in the Parish, it is not compelling enough to justify the requirements.

As set out in the supporting evidence based on the 2011 census, the average number of bedrooms per household in Dinnington is 2.8, which is equal to the Borough rate and very marginally above the regional and national rate of 2.7. Further, only 18.4% of households live in housing with 4 or more bedrooms, which is relatively similar to both the regional average of 17.7% and the national average of 19%. In terms of smaller housing units, Dinnington St Johns has around 32% of dwellings with 2 or fewer bedrooms, compared to 33% for Rotherham.

Given the above, and the fact that neither the plan nor the supporting document include household projections that indicate a demonstrable future need of smaller properties, it is considered that there is a lack of demographic evidence to substantiate the inclusion of maximum and minimum figures with regards to the housing mix in development proposals. As it stands, the plan therefore gives insufficient flexibility to adapt to

changing demographic needs over the plan period. This should instead be determined by taking into account recent evidence of local housing need, such as the latest Strategic Housing Market Assessment (SHMA).

We therefore request that part C of this policy be removed.

Policy BED 2: Design and Infrastructure

Section 2 of this policy is thought to be overly ambitious in its requirements and potentially restrictive to the delivery of residential development. Primarily, it is not practicable to deliver the majority of infrastructure prior to development taking place. For instance, the implementation of open space or a school cannot be completed before development commences. The timing of provision of infrastructure would therefore be better secured through the appropriate phasing of the development, taking into consideration viability. The relevant part of the policy should therefore be amended to read:

"Additional infrastructure needs arising as a result of planning consent should as far as possible be addressed through planning conditions, where required. Approvals will be conditioned so that, where necessary, infrastructure required as part of the planning approval is delivered at appropriate times throughout the phasing of the development."

Thank you again for inviting comments on the Draft Neighbourhood Plan for Dinnington St Johns. Persimmon Homes aspire to work constructively with the local community in order to ensure that much needed new homes can be delivered in the Parish to meet its housing requirements, and we hope that the comments made above will be useful in doing so.

Yours sincerely,

A black rectangular redaction box covering the signature of Isla Bowman.

Isla Bowman
Graduate Planner