

## Comment

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<b>Event Name</b>	Draft Dinnington Neighbourhood Plan
<b>Comment by</b>	Various Clients of JVH (832669)
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<b>Q1. To which document do your comments relate?</b>	Supporting Evidence - Housing Need and Characteristics
<b>Q2. Do you wish to?</b>	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).**

Objection is made to the Neighbourhood Plan Submission Draft 2019 Policy H1 the Housing Mix.

This Policy sets out a prescriptive mix of new homes on development sites

“c) ensure that at least a third of new homes in a development of more than ten dwellings should have one or two bedrooms and no more than 50% of new homes should have 4 or more bedrooms to redress the shortfall of smaller houses available locally, subject to review and monitoring.”

The needs that are being met by the site allocations in Dinnington are not the needs of Dinnington alone. The allocated sites in the Rotherham Local plan are meeting the needs of the whole District

and have been subdivided in the Core Strategy with a broad amount of need apportioned to each sub area. The Core Strategy is not based on individual settlements and their express need , but dealing with the wider needs of the sub area.

It is not for the neighbourhood plan to undermine the Policy in the Core strategy or the Site Allocation Document both of which have been fully examined in public and found to be sound.

The Policy as drafted is an over prescription of meeting housing needs and is at odds with The Housing mix policy in the adopted development plan . Policy CS7 of the Core Strategy Anticipates a mix of homes, taking into account the SHMA for the entire housing market area, and the needs of the housing market to meet present and future needs. The Policy was the subject of discussion at examination and was found to be flexible and a sound policy to deliver a mix of new homes.

The Policy in the Dinnington Neighbourhood Plan is too prescriptive, inflexible and will prevent development from going ahead. On that basis the Policy should be deleted from the Plan as the Development Plan already has a Policy in place to deal with the issue. The Policy CS7 already takes into account the needs of the disabled and other groups.

The evidence to support the Policy in the Neighbourhood Plan is out of date, and relies largely on 2011 census data which pre dates the Development Plan Documents in the Core Strategy and the Site Allocations and pre dates the work in the up to date SHMA.

We do not think that the “ rationale” contained in the NP Housing Need evidence document at the final paragraph as set out below is empirical evidence to support a Policy that is in direct conflict with the Core Strategy .

“When asked ‘Could you please rate your feelings on the current position of these areas in relation to Dinnington’, of the 66 people who responded to the question ‘Housing suitability to meet resident needs’, the most popular response was low/poor. The average score for the question was 1.8 based on a rating of 1 being low/poor rising to 4 for being highly satisfied.”

**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