

## Spittal Field Holdings Ltd and Bloor Homes (South Midlands)

ID: 1118804

### Matter 6 Hearing Statement

## Huntingdonshire Local Plan Examination

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### Matter 6: Proposed Site Allocations

**Issue: Whether the proposed site allocations for the Huntingdon Spatial Planning Area are justified, effective and consistent with national policy.**

**Whether the Local Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to the overall provision for housing.**

**Relevant Policies – SEL1.1, SEL 1.2 and HU1-HU19.**

### **Question 2**

#### ***What is the scale and type/mix of uses proposed?***

We recognise that SEL1.1 Alconbury Weald is consented for the principle of 5,000 homes, we consider a minor modification is necessary to remove reference to 6,500 homes at paragraph 9.10 as that has not been assessed through the plan preparation and does not reflect the upper parameters of the outline planning permission.

The change to the policy text for SEL1.1 at the Submission stage now includes the requirement to safeguard land to facilitate provision of a realigned A141. This text must be retained as currently set out to ensure consistency across the housing allocations to this side of Huntingdonshire including with HU1 Ermine Street. The masterplan proposals for the southern parcel of HU1 (for 1,000 dwellings and associated infrastructure) are being publicly consulted upon and demonstrate how a route can be accommodated alongside a development scheme. We note the November 2017 IDP update that accompanied the submission plan did not identify the A141 realignment as a critical priority scheme. Should this be found unsound and proposed for deletion from SEL1.1 it should also be omitted from HU1.

**Question 11) What is the expected timescale and rate of development and is this realistic?**

Further to our representations to HU1 at the Reg 18 and Reg 19 stages, we wish to update the Inspector on timescales. An outline planning application is being prepared and will be submitted in August 2018. Subject to obtaining outline planning permission towards the end of 2018/spring 2018 the developer anticipates the submission/approval of reserved matters for a first phase of 350 homes spring/summer 2019 (the first phase is being designed concurrently with the preparation of the outline application). On this basis, construction could commence mid 2020 with first occupations by summer 2021.

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