

GNDP Joint Core Strategy (JCS) Inspector's Matters and Key Questions

Representation made by Ed Palmieri, IE Homes & Property Ltd (ID 3689)

Main Matter 10

Representation on Main Matter 10 (C) - Service Villages (Policy 15):

JCS is not providing sufficiently sound core strategy guidance for settlement planning – it is too vague to say settlements in the NPA may be considered for additional development if necessary to deliver the 1,800 dwellings to be found on smaller sites a per Policy 9.

As per Policy 9 to find 1,800 dwellings on smaller sites in the NPA it is inevitable that Service Villages that are in sustainable locations in the NPA and are well served by existing infrastructure (Policy 9, 6.5 and 6.8) will take the development along with key service centres and other villages.

Therefore Policy 15 should be re worded to be clearer on this and to reflect Policy 9, 6.5 and 6.8 as follows;

Para 4 of Policy 15 on page 84 should state that “Service Villages within the NPA marked with an asterix will be (as opposed to current wording “may be”) considered for development beyond the minimum 10-20 houses to deliver the 1,800 dwellings to be found on smaller sites in the NPA”.

Representation on Main Matter 10 (D) - Service Villages (Policy 15):

Yes it is soundly based subject to the changes suggested above in 10 (C).

Representation on Main Matter 10 (F) – allowance for development on smaller sites in the NPA (Policies 9 and 14):

No the JCS is not clear about the mechanisms but as it is inevitable these locations will play a role in delivering the 1,800 dwellings on smaller sites in the NPA it is not a case of whether or not additional development is necessary.

For the JCS to be effective the changes suggested in 10 (C) above should be made.

Representation on Main Matter 10 (G) – allowance for development on smaller sites in the NPA (Policies 9 and 14):

The suggested changes herewith will not require further consultation or sustainability appraisal as they are merely providing clarity to the policy intention to ensure the JCS is effective.

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Representation 2 made by Ed Palmieri, IE Homes & Property Ltd (ID 3689)

Main Matter 10

Representation on Main Matter 10 (D) - Service Villages (Policy 15):

The scale of development for the villages is sound - see the GNDP Evidence Base Examination Document EIP 70 which concludes the growth figures for housing provision are sound across the whole GNDP area post the abolition of the RSS.

See also the GNDP Evidence Base Examination Document EIP 86 which confirms soundness of the selected growth option and so soundness of the distribution of housing development for the villages.

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