

## **RBC response to Wolston Parish Council's query on sites in Wolston**

The council's statement to matter 3a sets out the approach to the development strategy whereby certain Main Rural Settlements would play a role in meeting the housing target as set out in DS1. The SHLAA (LP10 – a) identified that only 15 dwellings in total could be accommodated within Main Rural Settlements in the Borough (as detailed in LP11), requiring the need to release land from the Green Belt in the form of extensions to MRS. As detailed in the Council's statement to Matter 4a this need to allocate land in the Green Belt was considered to constitute the exceptional circumstances alongside maintaining Main Rural Settlements in their role supporting local communities and for the delivery of affordable housing in the rural area.

The parish council do not specify which sites they are referring to. However, it is understood that one of the sites in question is approximately 0.05 ha and therefore appears to have limited scope for accommodating dwellings. As stated by the Parish Council the size of the site area would have prevented it from being included in the SHLAA, and therefore it did not form part of the strategic considerations in the preparation of the local plan. Even if the site were included however, based on the methodology in the SHLAA used for estimating site capacity, the site would have only been considered suitable for 1-2 dwellings. It is worth noting that as the site is within the settlement boundary under policy GP2 development will be permitted within the existing boundaries of all Main Rural Settlements, subject to other relevant considerations of the plan. Therefore this site could come forward within the life of the plan and does not need a specific allocation to do so.

With regards to the second site, this was not submitted to the SHLAA and therefore was unavailable for consideration. Whilst it potentially may have been considered suitable to accommodate 6-7 dwellings, the site is located outside the settlement boundary and located within the Green Belt, where other potential constraints exist.

In relation to previous discussions relating to retention of the garages and income streams, I understand this was in correspondence with the Council's Strategic Housing team. The points raised by the strategic housing team are not related to the planning considerations, and indeed the desirability of the Housing department to retain the sites would have affected their deliverability (and therefore potential for allocation in the plan for delivery within the first 5 years of the plan) under footnote 11 of the NPPF.

Due to the reasons set out above the sites raised by the parish council does not represent reasonable alternatives to the proposed allocation of Lindon Tree Bungalow under DS3.11.