

## Peter Brett Associates on behalf of Barwood Land

Representor ID: PS041

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### Matter 9: Monitoring

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#### Introduction

This statement has been prepared by Peter Brett Associates, now part of Stantec (PBA), on behalf of Barwood Land to discuss matters of soundness of the emerging Daventry Settlements and Countryside Local Plan (Part 2). This Matter Statement focuses on and answers questions which are pertinent. It follows on from representations made at Regulation 19 stage on their behalf.

#### **Question 1: How would the implementation of the Plan policies be achieved? What mechanisms are there to assist development sites to come forward/progress?**

1. It is important to allow for precise and measurable review periods or triggers within the Plan, even more so given the uncertainty on housing need and in this case the adoption of the Plan under the old NPPF.
2. In accordance with the NPPF, paragraphs 83-84 the Council should first identify enough sites and over allocate to meet need, including safeguarding / reserving sites so that at the very least the Council can meet the SHMA requirement. Our position is that part of the monitoring arrangements of the Plan should identify enough reserve sites now to address the potential immediate need on adoption of Plan Part II.
3. This Part II Plan is a stop-gap to address some of the deficiencies with the JCS, which is already out of date and requires immediate review. This Part II plan should identify and make clear that a further review will be carried out immediately on adoption of the JCS Review and completed within a set timescale (well in advance of the normal 5-year review period). It is essential that this happens to help accelerate growth and counteract what could otherwise become a back loaded housing trajectory, resulting in greater delivery pressures.
4. In light of the responses set out in Matter Statement 2 and 3 there are some issues that need to be dealt with relating to flexibility with regard to housing supply and delivery to ensure that the Plan is effective and deliverable in the short term and in advance of the JCS Review taking place:
  - a. A section dealing with review, monitoring and management should be included within Part II Plan to facilitate early release of reserve sites if delivery at Daventry SUEs is

delayed and it is necessary to ensure a continuous five-year land supply. This may involve the identification of contingency sites or growth locations with a release trigger mechanism.

- b. Given that the JCS is approaching the end of its 5-year review period (Dec 2019), it would be prudent for the Council to monitor against the new Standard Method and NPPF. While it is accepted that plans are to be reviewed in 5 years of adoption, it would be helpful if the Part II Plan, makes explicit, within both the text in the introduction and also within Appendix A Monitoring Framework at Table Objective 9: Housing that an immediate review will take place and that applications submitted in the meantime, are judged against the Standard Method and new NPPF policies.