

Proposed Amendments to Housing Chapter – Policy D1 (Table1), Table 2 and updated Housing Land Position Statement and spread sheets.

From the discussion held on Matter 3 regarding housing, the Council were asked to re-consider and update table 2 and the Housing Land Position Statement and accompanying spread sheets (October 2012).

On this basis the Council now propose some minor amendments to the introductory text within the housing chapter, Policy D1 (Table 1) and Table 2. The Council have also updated the Housing Land Position Statement and spread sheets to reflect recent changes and further information gained on housing allocations in the Borough.

Based on the amendments and updated work, the Council have identified land for 7065 dwellings over the Plan period, with 2776 dwellings being identified within the first phase of the plan. These figures are only marginally different to the figures submitted within the original Council statement on Matter 3 – Housing.

When reviewing the Housing Land Position Statement and spread sheets (October 2012), the Council noted that the document continually evolves, as and when housing sites change from a site with current application to a site with planning permission etc. The Council will continually update the Housing Land Position Statement and spread sheets to ensure we understand the current position; however on that basis it seemed in-appropriate to continue to categorise housing sites in this way with in Table 2 of the plan.

The Council are now proposing a more appropriate way, which would be to contain all housing allocations including new allocations, sites with a current planning applications or planning permission within Policy D1 (Table 1) and also display them as general housing allocations in Table 2 rather than segregate them into categories e.g. sites with planning permission.

In line with this the Council are proposing to amend the proposals map to show all the housing allocations in the same way (Red) i.e. not to differentiate between sites with permission and sites with applications. This will ensure the Plan and map do not become out of date very shortly after adoption.

It is also important to note that Table 2 in the plan includes phasing columns - “2010 to 2016”, which shows the expected phasing figures for those years. This however cannot be directly compared to the column on the Housing Land Position Statement spread sheets - “Deliverable to end 2015/16”, as this column relates to the remaining deliverable dwellings in that period, which is currently years 2012/13 to 2015/16. This is the current 5 year land supply figure period rather than the dwellings that are expected to be delivered during the period 2010-2016, these dates reflect the timescales set out within the Core Strategy.

To help display the difference between the current 5 year housing land supply and the three different phases contained in Table 2 of the Plan, the phases are now clearly identified as white columns in the spread sheet.

It is also important to note the following –

Land between Heatherleigh and Moss Lane (Site W), Farington Moss is shown on Table 2 within the plan to deliver 600 dwellings – this is split within the Housing Land Position

Statement spread sheets between Sites with Pending Applications (350 dwellings), Additional DPD Site Allocations (236 dwellings) and Sites with Planning Permission (14 dwellings).

Site V, Land off School Lane, Longton is shown in Table 2 within the Plan to deliver 83 dwellings. This site is split on the Housing Land Position Statement spread sheets between Sites with Planning Permission (14 dwellings) and Site Allocations DPD Allocations sheet (69 dwellings).

Site R – Wesley Street is to deliver 175 dwellings, this is split on the Housing Land Position Statement spread sheets between Sites with Planning Permission (22 dwellings) and Sites with Pending Applications (153 dwellings).

Throughout the process of updating the Housing Land Position Statement spread sheets any errors within the figures that were picked up on throughout the examination have also been addressed and now mirror the information in the Plan.

Appendices to this statement include some minor amendments to the introductory text within the housing chapter and amendments to Policy D1 and Table 2, which are contained in Appendix 1. The updated Housing Land Position Statement and accompanying spread sheets are contained in Appendix 2.