

Matter 3: Housing Supply

Note on Revisions to Policy DS7

12th December 2016

Background

- 1 At the Local Plan Examination hearings on 29th and 30th November issues relating to the supply of housing were discussed. Arising from these discussions, the Council agreed to revisit the wording of a number of its policies to clarify its position
 - 2 This note sets out the Policy revisions proposed by the Council as a result of these discussions.
 - 3 In particular, the revisions seek to address
 - a. the reference to “windfalls” in Policy DS7 which currently suggests windfalls are expected to be included from April 2015.
 - b. The expected amount of supply arising from each source is amended to reflect the latest housing trajectory (12th December 2016)
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Policy DS7

Policy DS7 sets out and quantifies the main sources of housing supply during the Plan Period. The estimated number of dwellings arising from each source of supply is inevitably sensitive to amendments to the Housing Trajectory. The table below therefore reflects the housing trajectory put forward by the Council on 12th December 2016. However, this is still subject to further change depending on the Inspector’s findings.

In addition to amending the figures for each source of supply, the table below also clarifies that the windfalls allowances only includes a supply from windfalls from 1st April 2019.

As a result, (building on the amendments proposed in January 2016) it is proposed to amend Policy DS7 as follows:

DS7 Meeting the Housing Requirement

The housing requirement of 16,766 new homes between 2011 and 2029 will be met from the following categories:

Sites completed between April 2011 and March <u>2016</u>	2040
Sites with outstanding planning permission at 1 st April <u>2016</u>	6947
<u>Commitments April and May 2016</u>	225
An allowance for windfall sites coming forward between April <u>2019</u> and March 2029	1010
Small Urban sites assessed in the Strategic Housing Land Availability Assessment as being suitable	266
Consolidation of existing employment areas and canal-side regeneration	200
Sites allocated in this Plan	7194
Total	17882

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