

Development Plans Manager  
South Lakeland District Council  
Lowther Street  
Kendal  
Cumbria  
LA9 4DL

Our ref P 96.10

19 August 2011

Dear Sir or Madame,

**Land Allocations DPD: Further Consultation - Summer 2011**

I write with reference to the above consultation and further to your correspondence of 29<sup>th</sup> July 2011 requesting consideration of the following three additional matters:

1. **Alternative Sites** put forward by respondents to the earlier Land Allocations consultation (January - April 2011);

No comments.

2. The **Time Span** of the Land Allocations document;

Planning Policy Statement 3 states that the Government's objective is to ensure that the planning system delivers a flexible, responsive supply of land. Reflecting the principles of 'Plan, Monitor, Manage', Local Planning Authorities and Regional Planning Bodies should develop policies and implementation strategies to ensure that sufficient, suitable land is available to achieve their housing and previously-developed land delivery objectives.

Paragraph 53 states that at the local level, Local Planning Authorities should set out in Local Development Documents their policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption, taking account of the level of housing provision set out in the Regional Spatial Strategy.

Paragraph 54 states that drawing on information from the Strategic Housing Land Availability Assessment and or other relevant evidence, Local Planning Authorities should identify sufficient specific **deliverable** sites to deliver housing in the first five years. To be considered deliverable, sites should, at the point of adoption of the relevant Local Development Document:

- Be **Available** – the site is available now.
- Be **Suitable** – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities.
- Be **Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years.

In addition Local Planning Authorities should also:

- Identify a further supply of specific, developable sites for years 6-10 and, where possible, for years 11-15. Where it is not possible to identify specific sites for years 11-15, broad locations for future growth should be indicated.
- Linked to above, identify those strategic sites which are critical to the delivery of the housing strategy over the plan period.
- Show broad locations on a key diagram and locations of specific sites on a proposals map.
- Illustrate the expected rate of housing delivery through a housing trajectory for the plan period.

To be considered **developable**, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available for, and could be developed at the point envisaged. Once identified, the supply of land should be managed in a way that ensures that a continuous five year supply of **deliverable** sites is maintained ie at least enough sites to deliver the housing requirements over the next five years of the housing trajectory.

Paragraph 71 states that where Local Planning Authorities cannot demonstrate an up-to-date five year supply of deliverable sites, for example, where Local Development Documents have not been reviewed to take into account policies in this PPS or there is less than five years supply of deliverable sites, they should consider favourably planning applications for housing, having regard to the policies in this PPS including the considerations in paragraph 69.

The National Planning Policy Framework Consultation Document reaffirms this approach to housing allocation and delivery introducing flexibility through review.

Paragraph 20 states that development plans must aim to achieve the objective of sustainable development. To this end, they should be consistent with the objectives, principles and policies set out in this Framework, including the presumption in favour of sustainable development. This means that plans should be prepared on the basis that objectively assessed development needs should be met, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

It is stated that each local planning authority should produce a Local Plan for its area. This can be reviewed in whole or in part to respond flexibly to changing circumstances. Local Plans should be aspirational but realistic. They should address the spatial implications of economic, social and environmental change. Local Plans should set out the opportunities for development and clear guidance on what will or will not be permitted and where. Only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan.

In specific relation to housing, local planning authorities should have a clear understanding of housing requirements in their area through preparation of a Strategic Housing Market Assessment and Strategic Housing Land Availability Assessment.

An evidence-base should be utilised to ensure:

- that their Local Plan meets the full requirements for market and affordable housing in the housing market area, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- identify and maintain a rolling supply of specific deliverable<sup>5</sup> sites sufficient to provide five years worth of housing against their housing requirements. The supply should include an additional allowance of at least 20 per cent to ensure choice and competition in the market for land;
- identify a supply of specific, developable<sup>6</sup> sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- not make allowance for windfall sites in the first 10 years of supply, or in the rolling five-year supply, unless they can provide compelling evidence of genuine local circumstances that prevent specific sites being identified. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends.
- illustrate the expected rate of housing delivery through a housing trajectory for the plan period and, for market housing, set out a housing implementation strategy describing how they will maintain delivery of a five-year supply of housing land to meet their housing target

The presumption in favour of sustainable development means that Local Plans should be prepared on the basis that objectively assessed development needs should be met, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. Applications should be considered in accordance with the presumption. Planning permission should be granted where relevant policies are out of date, for example where a local authority cannot demonstrate an up-to-date five-year supply of deliverable housing sites.

In this regard, national planning policy requires the identification of a rolling five years worth of housing against the housing requirement with a further supply of specific, developable sites for years 6-10 and, where possible, for years 11-15. A reduction in the allocation period from 15 years to 10 years would still require the identification of broad areas for housing growth and require an earlier holistic review of supply. The flexibility afforded to plan makers in the NPPF enables continued review of the allocations documentation in response to market conditions enabling adaptation in line with the Strategic Housing Market Appraisal and annual monitoring of the Strategic Housing Land Availability Assessment. This flexibility would be limited through a reduced allocation period.

A reduced allocation period would in itself act to limit land supply, with risk averse landowners unlikely to make available land with a potential alternative economic value when uncertainty exists regarding the housing status going forward.

### 3. The approach to development in **Small Villages, Hamlets and the Countryside**.

Planning Policy Statement 3 confirms that allowances for windfalls should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified. In these circumstances, an allowance should be included but should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends.

The National Planning Policy Framework Consultation Draft states that in rural areas, local planning authorities should be responsive to local circumstances and plan housing development to reflect local requirements, particularly for affordable housing. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs. To promote sustainable development, housing in rural areas should not be located in places distant from local services.

Windfall development of housing within lower order settlements, per the requirements of PPS3 cannot be included in the first 10 years of land supply unless the evidence of genuine local circumstances that prevent specific site allocation locally. An established sustainability hierarchy exists throughout the authority area based upon service provision and significant evidence of local housing need is available in respect of these settlements. In this regard, limited evidence of local circumstance is deemed to exist to warrant local windfall housing procurement in these settlements. Enabling this form of development requires to implementation of means to limit the level of provision to that commensurate to need and settlement capacity. The definition of robust development criteria in the form of need definition and settlement boundaries holds potential to achieve this to some extent; however, significant uncertainty regarding levels of provision would remain. In this regard, allocation would remain the preferable means of procurement.

I hope this is acceptable. If you require any further information or assistance do not hesitate to contact me.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'AA Jones'.

Anthea Jones BSc (Hons) MA, MRTPI, MArbA  
Director Planning Branch Ltd