DLP proposed new Policy based upon Focused change 147 (Mr. R Bolton ID 556372)

In light of the inspectors request to draft a policy that would address any shortcomings of the adopted policy in the event of underperformance DLP suggest the following to the focused proposed change and a new policy:

Insert new paragraph 147 after 6.0.1
The Core Strategy must be deliverable over the plan period. As far as possible the policies provide flexibility, recognising that circumstances will change as a result of the work required to produce a Strategic Housing Market Assessment for the Housing Market Area in accordance with the framework paragraph 149. At present as the overall level of housing demand in the Housing Market Area is unknown and the level of contribution that Rotherham is required to make to meeting this provision is uncertain this means that meeting the level of dwelling requirement set out in CS1 is essential if the plan is to be compliant with the Framework. This means that meaningful action will be required if the level of actual completions falls substantially below the levels required. It is clear from levels of completions achieved elsewhere in the HMA such as Barnsley that higher levels of completions may be achieved even in the more difficult markets which existed at the time of drafting this plan and it is therefore important that the council explore the potential for identifying and releasing sites that are attractive to the market before suggesting that the market will not deliver the housing requirement as set in the plan. The Development Plan allocating Sites is due to be adopted in 2014 and so new sites are expected to start delivering completions soon after this. The following policy sets out the approach that the authority will take to the monitoring of dwelling completions and the remedial action it will take to address any shortfall:

New Policy
The following circumstances will trigger positive action by the council to address the issue of residential land supply:

a) A 20% under provision of completions against requirement for 2 consecutive years or a cumulative under provision of 20% within the plan period; or

b) A deficient in the 5 year land supply for more than two consecutive years

If the above circumstances occur then the council will:

a) Consider all applications for residential development under part b) Paragraph 14 of the National Planning Policy Framework

b) Positively consider the release of safeguarded sites for residential development identified in policy CS5

c) Policy CS7 will not be applied to enhance the viability of sites

d) Take a report to committee within 3 months of the events being identified which will make recommendations regarding the following:

I. The need to use compulsory purchase or other powers available to the council to remove barriers to the delivery of specific identified sites

II. The need to review the core strategy either in part or comprehensively based upon up to date evidence in the form of a new SHMA for the whole of the HMA which agrees the appropriate dwelling targets for the constituent authorities in the HMA