

# **Daws Hill development Strategic Policy Context**

Jerry Unsworth - Head of Planning & Sustainability

# A time of change



Planning applications must be determined in accordance with the **development plan** unless material considerations indicate otherwise

# Planning Policies (Devt Plan)

## **National** (PPS 1, PPS3 in particular)

Key issue – requires housing targets/ 5 yr land supply

## **Regional** (SE Plan – sets housing target)

## **Local**

- o Core Strategy (2008)
- o Local Plan (2004 – “saved policies”)
- o Supplementary Planning Documents eg developer contributions

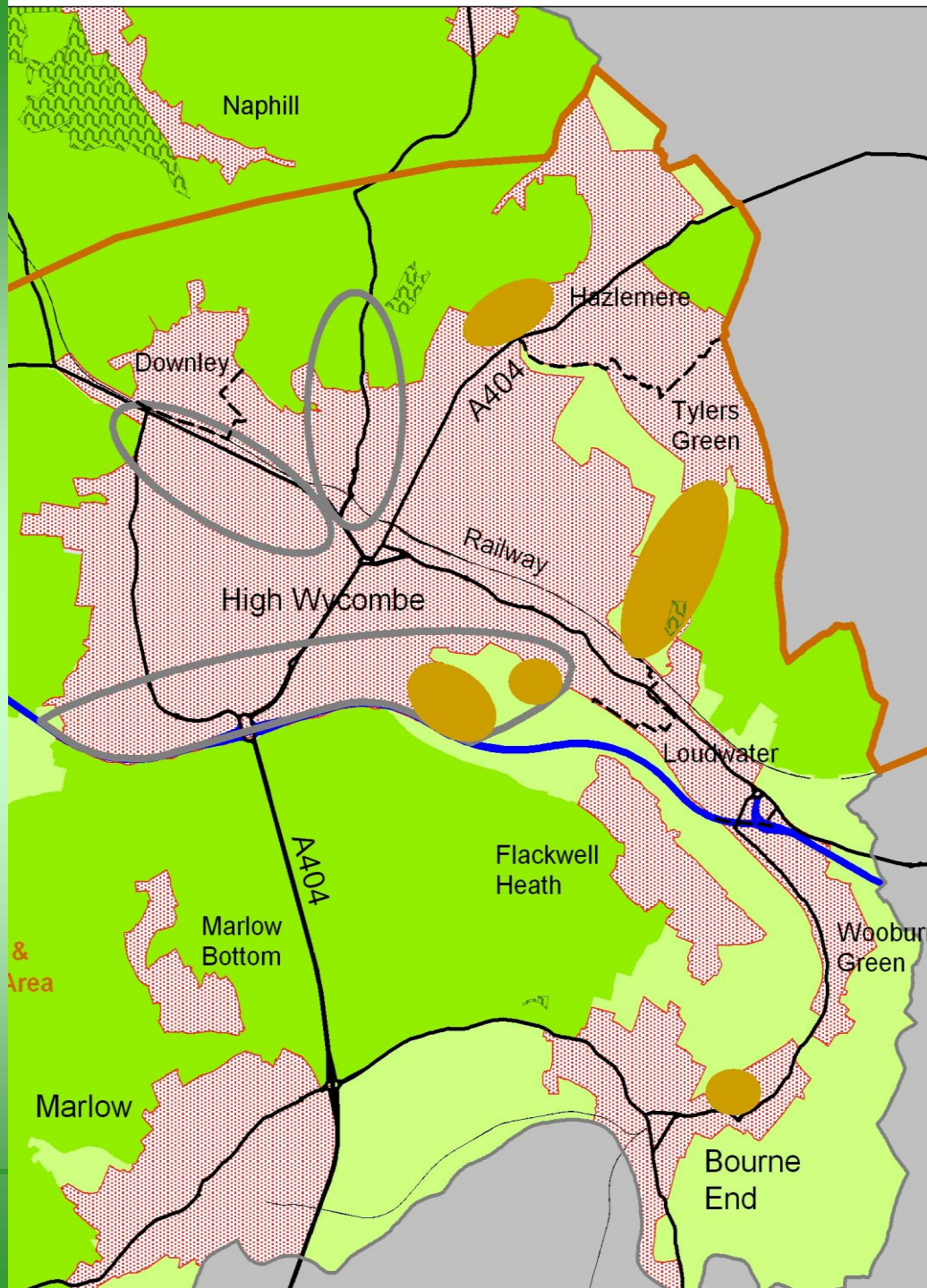
## **Emerging** and Informal Policy

- o National – NPPF “growth and localism”
- o Local eg Delivery & Site Allocations – ‘DSA’
- o WDC Daws Hill Position Statement (July 2011)



# Core Strategy

- HW Urban Area
- Green Belt
- AONB
- “Reserve” areas for future development:
  - Gomm Valley
  - Abbey Barn
  - Terriers
  - Slate Meadow



# Housing targets

	<b>Total dwellings 2006-26</b>	<b>Dwellings per annum</b>
South East Plan	7,800	390
Core Strategy (SE Plan Revoked)	8,050	402.5

- SE Plan figure until that plan is revoked
- ...then move to Core Strategy figure (accounts for 2001-06 “shortfall”)
- Challenge

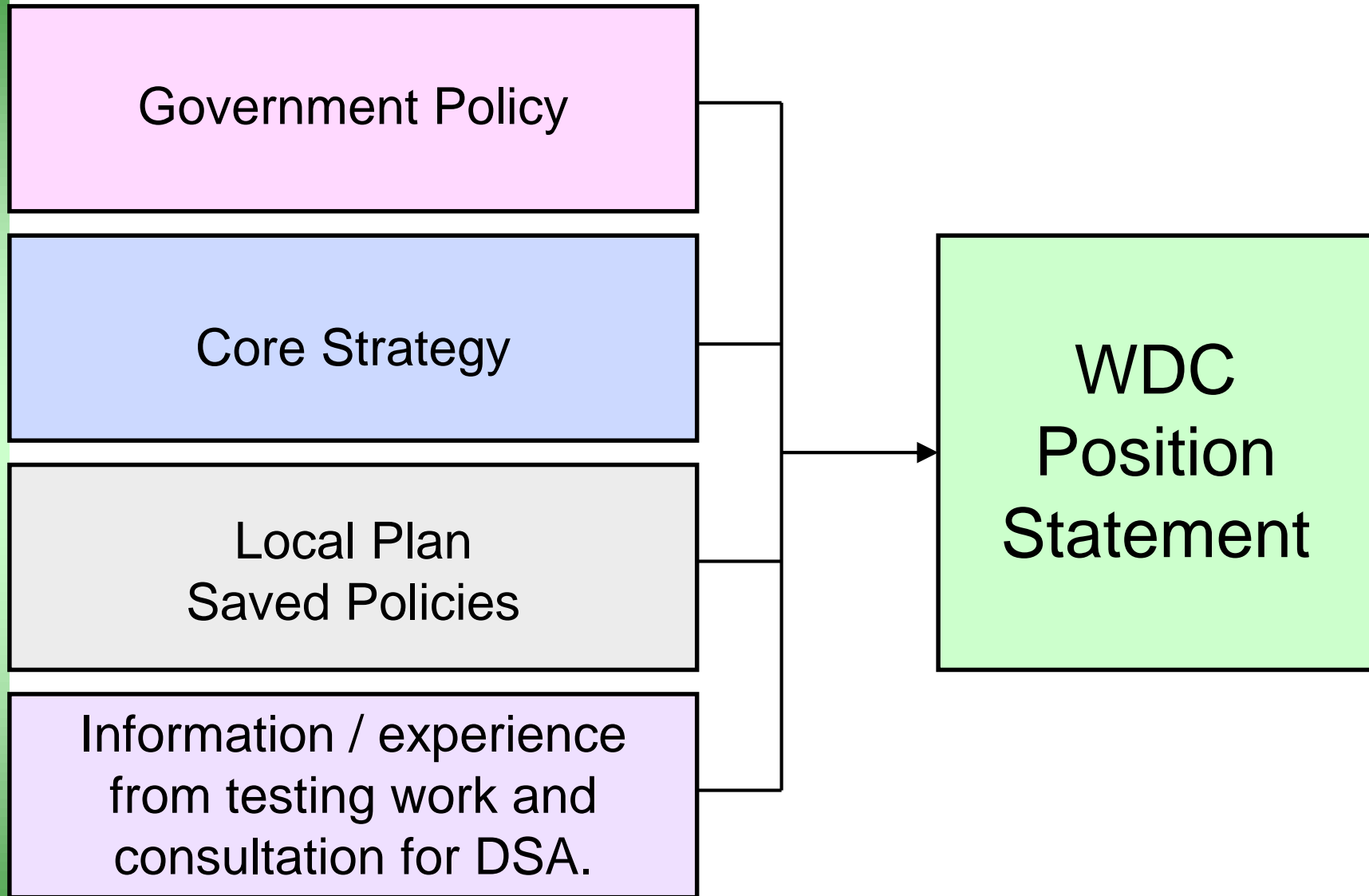
# 5 Year Land Supply

	<b>Total dwellings 2006-26</b>	<b>Completions 2006-11</b>	<b>Residual requirement 2011-26</b>	<b>Annualised residual requirement</b>	<b>Resultant 5 year requirement</b>
South East Plan requirement	7,800	2,722	5,078	338.5	1,693
South East Plan revoked	8,050	2,722	5,328	355.2	1,776

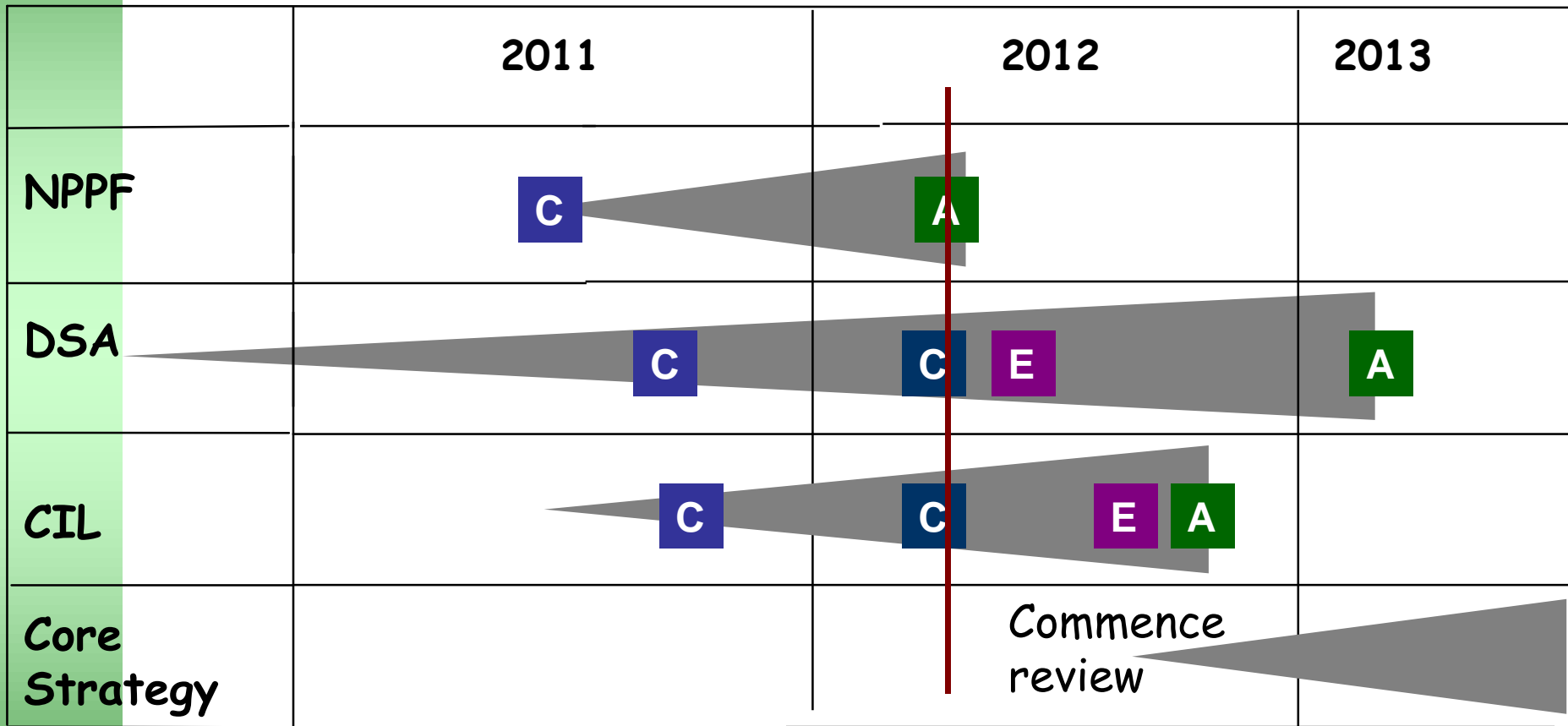
- 4 out past 5 yrs – completions higher than annual average rate (2006-26)
- Current figures – there is a 5 yr supply available BUT...
- Caution – economic situation/ national policy
- Challenge



# The July 2011 Position Statement



# Timeline For New Plans



MILESTONES  
**C** Consultation    **E** Examination    **A** Adoption/ Final Version