

Phasing Discussion Paper

Members have expressed the Area Committees concerns that 'phasing' has not been addressed within the Core Strategy and is required.

Summary of issues

1. Employment land before Housing
2. Incremental affordable housing (too much affordable housing and too soon)
3. Infrastructure required and sought before housing development (for examples roads or schools before housing)
4. Brownfield land before Greenfield land
5. Incremental growth (concern re too much too soon and assimilation problems)

Recommendations

1. Planning can't deliver employment i.e. jobs (only enable provision of land). An embargo on housing would only delay housing (and the accommodation and temporary employment that provides) without delivering employment. No government guidance for a policy and no policies in existence.
2. Difficult to address the vagaries of funding and a symptom of the recession. When normal market factors apply affordable housing provision will become market led and this problem of too much affordable housing too soon should be resolved.
3. This is possible as PPS3 para 36 seeks that housing development is located in suitable locations with infrastructure. Chard phasing policy is an example within the Core Strategy. Yeovil Masterplan will introduce phasing policy for Yeovil. No identified critical infrastructure anywhere else within the District. Ilminster and Ansford / Castle Cary road infrastructure can be delivered within the site by the developer.
4. Brownfield before Greenfield. PPS3 para 44 advises that 'In developing their previously-developed land strategies, Local Planning Authorities should consider a range of incentives or interventions that could help to ensure that previously developed land is developed in line with the trajectories.'

This should include:

- Planning to address obstacles to the development of vacant and derelict sites and buildings, for example, use of compulsory purchase powers where that would help resolve land ownership or assembly issues.
- Considering whether sites that are currently allocated for industrial or commercial use could be more appropriately re-allocated for housing development.
- Encouraging innovative housing schemes that make effective use of public sector previously-developed land.

Clear onus on pro-active way to deliver a difficult site rather than preclude other sites until difficult site is brought forward. A suggested policy is presented below:

Development will be guided toward the most sustainable locations available, which maximize social and economic benefits, minimise the loss of Greenfield site to build development, reduce the need to travel and make the best use of land and other resources. A sequential approach to development will seek the early development of previously developed or underused land in settlements before the development of Greenfield land, where this would not prevent sufficient development of business, housing (particularly affordable housing) and other uses necessary to achieve the vision and strategy. 30% or more of new dwellings should be on previously developed land.

5. Legitimate concern. However first means to address it should be clarification of expected trajectory for development for each settlement as per PPS3 para 53.

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. In circumstances where Regional Spatial Strategies are in development, or subject to review, Local Planning Authorities should also have regard to the level of housing provision as proposed in the relevant emerging Regional Spatial Strategy.

Broad trajectory below suggested for insertion into the Plan and seek to annually monitor through AMR.

Settlement	Strategy					
Yeovil	A phasing Plan will be prepared within the subsequent Masterplan.					
Chard	See Policy CV2 - Chard Phasing					
Settlement	Completion	Commitment	2013/2018	2018/2023	2023/2028	Total
Ilminster	132	87	110	111	111	531
Crewkerne	190	711			127	1028
Wincanton	238	454	11			703
Somerton	23	212	55	55	55	400
Langport & Huish Episcopi	153	142		55	50	400
Ansford & Castle Cary	38	89	91	91	91	400

Rural centres to follow.

Difficult to present a policy as not encouraged in PPS3 however a suggested Policy is presented below.

Development in advance of the broad housing trajectory indicates will be acceptable.

- **Subject to a 5-year housing land supply**

Supporting text to cover

- To ensure housing growth over time
- To ensure a constant supply of affordable housing
- To ensure balance of jobs and service growth will be delivered.