



SUMMARY OF ACTIONS BY LOCAL PLANNING AUTHORITIES IN RESPONSE TO GOVERNMENT STATEMENTS REGARDING REGIONAL SPATIAL STRATEGY HOUSING TARGETS

Category 1: Those local authorities delaying LDF preparation pending clarification from Government on transitional arrangements

Category 2: Those local authorities delaying *and* reviewing its LDF/Core Strategy to take into account the Government announcements

Category 3: Those local authorities delaying and reviewing LDFs *and* as a consequence refusing to determine applications or removing allocated sites from previously adopted plans

Category 4: Removal of allocated sites from an adopted plan without the justification of any new or additional evidence, solely on the basis of the Pickles letter

Category P: Positive responses by local authorities who have determined to carry on with plan preparation. This includes some who have decided to boost their housing targets above RS levels

NOTE:

RSS = Regional Spatial Strategy housing requirement per annum for the District

55 local authorities, including the eleven involved in preparing Joint or Aligned Core Strategies responding more negatively to the Pickles letter.

Two local authorities responding positively to the Pickles announcement.

Category 1

Those local authorities delaying LDF preparation pending clarification from Government on transitional arrangements

Babergh Council (East of England)

The Council's Core Strategy preferred option was due to go to committee on 1 June. This has been deferred, awaiting further clarification from Government.

RSS = 280 net additions per annum.

Oxford City Council (South East)

Examination of the Oxford City Council Core Strategy has been delayed by the Planning Inspectorate pending clarification regarding the status of the RSS.

RSS = 400 net additions per annum.

Ipswich City Council (East of England)

The pre-hearing meeting of the examination of the Core Strategy has been placed on hold, hence examination is delayed.

RSS = 770 net additions per annum.

Suffolk Coastal District Council (East of England)

The Core Strategy which was about to be submitted has been placed on hold.

RSS = 510 net additions per annum.

St. Edmundsbury Council (East of England)

Examination of the Council's Core Strategy has been placed on hold while the Inspector consults on how to treat the Pickles letter.

RSS = 500 net additions per annum.

Stafford Borough Council (West Midlands)

The Council has delayed work on its LDF while it awaits clarification from Government on how to treat the RSS.

RSS = 550 net additions per annum.

Hart District Council (South East)

The Council has resolved to delay further work on its LDF until clarification is forthcoming from Government.

RSS = 220 net additions per annum.

Warwick District Council (West Midlands)

The Council has resolved to delay further work on its LDF until clarification is forthcoming from Government.

RSS = 550 net additions per annum.

Canterbury City Council (South East)

The Council has resolved to delay further work on its LDF until clarification is forthcoming from Government.

RSS = 510 net additions per annum.

Barnsley Metropolitan Borough Council (Yorkshire and Humberside)

The Council has resolved to delay further work on its LDF until clarification is forthcoming from Government.

RSS = 983 net additions per annum.

North Hertfordshire District Council (East of England)

The Council has suspended work on its Area Action Plan and to hold further meetings to deliver growth to the west and north of Stevenage pending clarification from Government. The AAP was produced in concert with Stevenage BC who was due to submit their core strategy later this year.

RSS = 600 net additions per annum

Harlow District Council (East of England)

Consultation on Core Strategy issues and options is on hold pending Government clarification. This is a growth area earmarked to provide 16,000 homes.

RSS = 800 net additions per annum.

Wealden Council (South East)

The Council has resolved to cease work on its Core Strategy which had been due for submission later in the year. It will be preparing a report to consider how it should respond to the Government announcements.

RSS = 550 net additions per annum

Chichester District Council (South East)

The Council has suspended work on its Core Strategy pending clarification from Government on the transitional arrangements.

RSS = 480 net additions per annum

Category 2

Those local authorities delaying and reviewing its LDF/Core Strategy to take into account the Government announcements

West Oxfordshire (South East)

The Council has decided to delay *and* review its Core Strategy.

RSS = 365 net additions per annum.

South Oxfordshire Council (South East)

The Council has resolved to delay *and* review its Core Strategy.

RSS = 747 net additions per annum.

Mid Sussex District Council (South East)

The Council is proposing to review work on its Core Strategy and the housing numbers. It is also proposing to cease any work with adjacent authorities on housing related issues.

RSS = 855 net additions per annum.

Gloucester, Cheltenham and Tewkesbury Councils (South West)

The three councils who are working together to produce a Joint Core Strategy have decided to delay the submission of its Joint Core Strategy, scheduled for September, to take into account the Pickles letter as well as revised population and employment projections.

RSS =

Cheltenham = 405 net additions per annum

Gloucester City = 575 net additions per annum

Tewkesbury = 730 net additions per annum

Chelmsford District Council (East of England)

Chelmsford has decided to delay the submission of the North Chelmsford Area Action Plan.

AAP = 4,000 homes are proposed, but 500 are at particular risk (four pockets on the western side that are locally opposed).

Wakefield Metropolitan Borough Council (Yorkshire and Humberside)

Wakefield was scheduled to consult on their Further Preferred Options Allocations DPD in June, but have delayed the consultation in order to review housing numbers and the implications of government announcements.

RSS = 1,522 net additions per annum.

Brighton and Hove City Council (South East)

The Council has requested that the impending examination of its Core Strategy is delayed so that officers can review the options and weigh up the implications of the Government's announcements.

RSS = 570 net additions per annum.

Taunton Deane Council (South West)

The Council is revising its Core Strategy on the basis of the housing numbers submitted to the RSS Examination in Public in 2006. For Taunton Deane this will mean 17,300 houses rather than 21,800 in the Proposed Modifications and for Taunton itself (identified as a Strategically Significant Cities and Towns) 14,000 as opposed to 18,000. This is despite the fact that a firm basis for the RSS figures were derived from the Taunton Sub Area Study (2005) undertaken for the Council by Baker Associates and the earlier Taunton Urban Extension Study (2004).

RSS = 1,090 net additions per annum

Aylesbury Vale District Council (South East)

The examination of the Core Strategy has concluded but the Inspector is consulting participants further on the implications of the Government's announcements. The Council has issued a press statement citing this as an opportunity to review levels of growth in Aylesbury, particularly the Aylesbury Growth arc (AGA).

RSS = 1,345 net additions per annum

Stratford-upon-Avon (West Midlands)

The Council has determined to reduce its housing target from 7,500 in the RSS to 5,600 which was the draft RSS figure submitted to the SoS.

RSS = 375 net additions per annum

Bath & North East Somerset Council (South West)

The Council has produced a draft Core Strategy based on the draft RSS housing number and redistributed the housing to reduce the size of the SE Bristol Urban Extension.

RSS = 1,065 net additions per annum

South Gloucestershire Council (South West)

The Council is currently consulting on a draft Core Strategy that is based upon housing numbers slightly below the RSS.

RSS = 1,640 net additions per annum

Exeter City Council (South West)

The Council is seeking to reduce its housing target from 15,000 net additions to 12,000 to reflect the draft RSS submission to the SoS.

RSS = 750 net additions per annum

Greater Nottingham Aligned Core Strategies (Nottingham City, Ashfield, Broxtowe, Erewash, Gedling, Rushcliffe) (East Midlands)

The councils have determined to continue work on collating the evidence base and supporting information for the Aligned Core Strategies where this remains relevant in the light of the uncertain future planning arrangements. This means that they will now delay the publication of the next version of the Aligned Core Strategies pending further guidance from Government on strategic planning.

See also entry for Rushcliffe in Category 3 below.

RSS =

Nottingham City = 1,000 napa

Ashfield = 560 napa

Broxtowe = 340 napa
Erewash = 360 napa
Gedling = 400 napa
Rushcliffe = 750 napa

Category 3

Those local authorities delaying and reviewing LDFs and as a consequence refusing to determine applications or removing allocated sites from previously adopted plans

Winchester City Council (South East)

Preparation of the Core Strategy has been delayed pending clarification from Government.

Previous allocations for housing developments at Pitt Manor and Barton Farm have been removed from the plan.

RSS = 612 net additions per annum

Loss:

2000 homes lost at Barton Farm, 800 (40%) of which would have been affordable.

200 lost at Pitt Manor. The Council policy would have been for 80 (40%) of these to be affordable.

Forest Heath Council (East of England)

The Council has decided not to proceed with consultation on its Site Allocations DPD until the Government's position become clearer.

The Council has refused an application for 1,200 dwellings at Hatchfield Farm, Newmarket, despite being an allocated site in the recently adopted core strategy, citing the abandonment of RSS housing targets as grounds. It has also refused an application for 374 dwellings at Red Lodge.

Loss:

1,200 homes at Hatchfield Farm

374 homes at Red Lodge

RSS = 320 net additions per annum.

Cotswold District Council (South West)

A housing application has been turned down at Todenham Road, Moreton in Mash, on grounds that the RSS housing numbers have been reduced following the Government's announcement of its intention to abolish the RSS.

Prior to the Pickles letter the Council had also approved an adjoining site, Fire Cottage, and officers were telling the developers that the Council needed both sites in order to meet the area's housing needs. 150 of the homes were to be affordable. The Council's own 2009 Housing Needs Survey showed that Moreton needs 25 affordable homes per year. The last affordable homes built in that town were 7 flats in 2008.

Loss:

300 homes at Todenham Road, 150 (50%) of which were to be affordable.

South Northamptonshire Council (East Midlands)

The Council has suspended determining planning applications on some types of development, such as "large scale development in villages".

The Council has refused to determine a scheme of 70 houses.

Loss: 70 homes.

RSS = 330 net additions per annum.

Rushcliffe Borough Council (East Midlands)

In light of the Government's announcement to reverse RSS Green Belt reviews, Rushcliffe Council will draw up a policy to protect Green Belt land. The borough had been required under the RSS to carry out a Green Belt Review to accommodate housing. This is likely to jeopardise plans for 4,200 homes at Gamston.

Loss: 4,200 homes.

RSS = 750 net additions per annum

Preston, Chorley and South Ribble (North West)

The Councils' will be reviewing the Joint Core Strategy in the light of the Government's announcement. This will include reviewing allocations in the plan.

RSS =

Chorley: 417 net additions per annum

Preston: 507 net additions per annum

South Ribble: 417 net additions per annum

Blaby District Council (East Midlands)

Citing the Government's new guidelines, the Council has rejected a housing application for 70 homes, including 18 affordable homes, on the site of the former Woodlands hospital in Narborough. The scheme would also have provided public open space and play equipment for the local community on what was previously private land.

Loss: 70 homes including 18 affordable homes.

Coventry City Council (West Midlands)

In the light of (a) the new Government's announcement to reverse Green Belt reviews *and* (b) pending the publication of further legislation (Council report dated 6 July 2010), the Labour controlled City Council has suspended work on its Core Strategy and reversed the RSS requirement to conduct a Green Belt Review. The Core Strategy had included plans for 3,600 homes in the Green Belt at the eco-suburb of Keresley (increased as part of the Core Strategy Hearings) within the administrative boundary of Coventry City. The scheme included a school, shops and open space. The scheme also provided executive housing considered necessary by the Council to attract and retain key employees in Coventry.

Loss: 3,600 homes at Keresley.

RSS = 1,675 net additions per annum

Cherwell District Council (South East)

The Council is delaying work on its Core Strategy pending clarification from Government. It is also delaying the determination of applications for major residential development.

RSS = 670 net additions per annum

Wokingham Council (South East)

The Council has delayed adopting its four Strategic Development Locations (SDL) SPDs, including the Area masterplan and town centre SPD. It will not take

applications to Committee until clarification is provided from Government on how to address the RSS targets. The Wokingham Core Strategy policy says any SDL releases must follow approval of these SPDs, but because these are now delayed, this will directly delay delivery (at least in a co-operative manner). This will delay and cast considerable uncertainty over approximately 9,950 dwellings.

RSS = 623 net additions per annum

South Gloucestershire Council (South West)

An appeal on a Green Belt site at Mangotsfield has been adjourned pending a formal statement from Government on transition arrangements and the RSS. The scheme would provide 180 homes, 35% of which would be affordable housing (the local plan policy is for 33%) All of the homes would have been built to Code Level 4.

RSS = 1,640 net additions per annum

North Tyneside (North East)

The Council is no longer attaching weight to its five year land supply citing the Government's intention to abolish the RSS, and the housing targets, as justification. Consequently, it may refuse planning permission on previously allocated sites.

See also reference under Category P.

RSS = 460 net additions per annum

Selby District Council (Yorkshire)

Chief Executive M Connor has written to developers and site promoters on 25 June drawing attention to the Government's intention to abolish the Regional Strategies and asking them to "pay less heed to the level of development envisaged under the RSS (sic) process".

RSS = 431 net additions per annum

Category 4

Removal of allocated sites from an adopted plan without the justification of any new or additional evidence, solely on the basis of the Pickles letter

Milton Keynes City Council (South East)

The Council has voted to now object to the South East Strategic Development Area (in Aylesbury Vale District) as an area for the city's expansion and growth. (See Aylesbury Vale)

Loss: An estimated 7,300 dwellings.

RSS (Aylesbury Vale) = 1,345 net additions per annum

Mole Valley (South East)

The Council has reversed a decision made in October 2009 to release five reserve sites for housing that it had previously agreed were necessary to meet its five year housing land supply requirement. This means that the Council will no longer consider, or will refuse, applications for housing made on these sites.

RSS = 188 net additions per annum.

Wychavon Council (West Midlands)

The Council has refused an application for 160 homes, citing the Pickles letter as the primary reason and that consequently there is no longer a strategic requirement for housing.

Loss:

162 homes including 49 affordable homes at Three Springs Road (Bloor Homes)
400 homes, 160 (40%) of which were to be affordable at Gwilliams Farm, Bevere
(Cala and Bellway)

RSS = 475 net additions per annum.

Bradford Metropolitan District Council (Yorkshire and Humberside)

A site at Menston, Bradford for 300 homes, allocated in 2004 is now under pressure from local residents (supported by Philip Davies MP) for reconsideration of its previous removal from the Green Belt.

Loss: 300 homes

RSS = 2,493 net dwellings per annum.

Leeds City Council (Yorkshire and Humberside)

The City Council has reverted to the lower housing target in its Local Area Agreement, despite a number of earlier appeal decisions saying the council must have regard to the RSS housing requirement. It is likely to refuse permission on previously allocated sites.

Despite losing a string of appeals in recent months on five year land supply grounds (and a high court challenge of one of those appeal decisions), PINS has recently adjourned an appeal inquiry at Allerton Bywater pending clarification from Government on the weight to be accorded the RSS and its housing targets.

RSS = 3,929 net additions per annum.

Category P: Positive responses by local authorities who have determined to carry on with plan preparation. This includes some who have decided to boost their housing targets above RSS levels

Durham County (North East)

In its Core Strategy issues and options consultation the County is pushing for a housing figure of 29,000 homes compared to the 23,545 in the RSS. The additional homes will be provided in a growth point and strong market areas lie at the heart of the council's delivery strategy, including a significant release of Green Belt land around Durham itself. The council is pushing this via a Total Place pilot which focuses on housing growth and which had cross party support before the election.

RSS = 23,545 plan target, raised to 29,000.

North Tyneside (North East)

Notwithstanding uncertainties over the five year land supply (see also entry in category 3 above). The council is poised to publish its core strategy preferred option in which it is adhering to the RSS target and increasing this by a further 20%. The additional homes will be built in a new growth point identified as necessary by its SHMA. Additional strategic sites are identified, including many green field sites. The green field sites are deemed necessary if the council is to have a chance of delivering affordable and community gain. We understand that the Conservative Mayor supports this approach.

RSS = 7,820 plan target raised by 20% = 9,384