

Barton Willmore: Proposed Flexibility Policy Wording

PREFERRED ALTERNATIVE A:

Policy 10a 'Managing the Release of Land'

The Councils will prepare a Local Development Document or Documents ('the Reserve Sites LDD/LDDs') to identify appropriate sites to be held in reserve and released in the event of a significant shortfall in housing or employment land supply. The Reserve Sites LDDs will identify additional land in the NPA in accordance with the hierarchy of settlements set out in Paragraph 6.2 of the Plan in order to deliver the overall level and nature of development indicated in Policy 9 over the period to 2026.

The adequacy of housing and employment land supply will be assessed through monitoring and will be addressed through the preparation of Annual Monitoring Reports (AMRs).

If it is demonstrated that there is a significant shortfall in the supply of the strategic housing or employment development targets set in this Strategy, then the Councils will take action to address the identified shortfalls through the release of one or more of sites as identified in the Reserve Sites LDDs.

The Councils will consider that a significant shortfall has arisen if one or more of the following events has arisen:

- the NPA housing trajectory in the AMR projects an under supply of deliverable and viable land;
- the NPA employment trajectory in the AMR projects an under supply of deliverable and viable land;
- the Postwick Hub has not completed its statutory procedures by mid 2014;
- the NDR has not received planning permission or completed its statutory procedures by mid 2015;
- no construction has commenced in respect of either the Postwick Hub or the NDR by the end of 2015.

Reasoned Justification: The primary objective of the Plan is to secure a sustainable pattern of development. However, in order to ensure that sufficient land is identified to meet the annualised requirements in the short term and to accommodate any shortfall in the forecast rates of supply over the plan period, further land may be identified under Policy 10a. The term “significant shortfall” will normally mean at least a 10 per cent under-supply of deliverable and viable development land¹. Due to an historic and persistent inability to provide a continuous supply of five years housing land within the NPA, in accordance with the requirements of the National Planning Policy Framework ('NPPF')², there is a need, now, to prepare a Housing Reserve Sites LDD.

¹ Para. 173 of the NPPF

² Paras.47-49 of the NPPF

ALTERNATIVE B:

Policy 10a ' Managing the Release of Land'

The adequacy of housing and employment land supply will be assessed through monitoring and will be addressed through the preparation of Annual Monitoring Reports (AMRs).

If it is demonstrated that there is a significant shortfall in the supply of the strategic housing or employment development targets set in this Strategy, then the Councils will take action to address the identified shortfalls.

The Councils will consider that a significant shortfall has arisen if one or more of the following events has arisen:

- **the NPA housing trajectory in the AMR projects an under supply of deliverable and viable land;**
- **the NPA employment trajectory in the AMR projects an under supply of deliverable and viable land;**
- **the Postwick Hub has not completed its statutory procedures by mid 2014;**
- **the NDR has not received planning permission or completed its statutory procedures by mid 2015;**
- **no construction has commenced in respect of either the Postwick Hub or the NDR by the end of 2015.**

Should any of these circumstances arise then the Councils, whether individually or jointly, will publish, jointly and/or severally, a Local Development Document (LDD) identifying additional land in the NPA in accordance with the hierarchy of settlements set out in Paragraph 6.2 of the Plan in order to deliver the overall level and nature of development indicated in Policy 9 over the period to 2026.

Reasoned Justification: The primary objective of the Plan is to secure a sustainable pattern of development. However, in order to ensure that sufficient land is identified to meet the annualised requirements in the short term and to accommodate any shortfall in the forecast rates of supply over the plan period, further land may be identified under Policy 10a. The term “significant shortfall” will normally mean at least a 10 per cent under-supply of deliverable and viable development land³.

³ Para. 173 of the NPPF