

Changes to the Proposed Submission Core Strategy
(Schedule for Council 31/03/10)

Page / Para	Comment	Reason
Page 13 Para 2.24	The term 'birth rate' will be replaced with 'start-ups'	Cllr comment / clarity
Page 15 Para 2.37	The 'Assembly Rooms' will be added to list of town centre venues	Cllr comment
Page 18 Para 3.5	A reference will be added to 'savings' that have been achieved through joint work	Cllr comment
Page 40 Para 5.5 West Durrington	Last sentence will be revised to state: The site is currently advancing well advanced through the planning system and is allocated within Policy 1.	To reflect the outcome of Planning Committee (15/03/10)
Page 46 Para 6.3 West Durrington	First sentence to be revised to state: The majority of Titnore itself is and Goring Woods are not within the area proposed for development, however, there are two woodland strips within the site which will restrict the potential for development adjacent to Titnore Lane.	To reflect the outcome of Planning Committee (15/03/10)
Page 47 Para 6.7 West Durrington	The second sentence to be amended to read: The allocation at West Durrington is progressing has progressed through the planning system and represents the best opportunity to deliver a strategic level of development that helps to address the Strategic Objectives of the Core Strategy.	To reflect the outcome of Planning Committee (15/03/10)

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<p>Page 47 Para 6.9 West Durrington</p>	<p>Existing paragraph to be revised and split as follows:</p> <p>In terms of the 2003 Local Plan allocation, the overall capacity of the site was estimated to be is in the order of 1,250 dwellings. This was then reassessed in the context of the potential delivery of housing in the borough and the focus on areas of change within the built-up area boundary. The strategic allocation therefore It was then considered that the strategic allocation could allow for the delivery of up to 875 dwellings, reflecting the number of dwellings and boundary of a planning application submitted in 2004. However, in light of a recent decision made by Planning Committee to refuse this application, and to reflect the need to protect sensitive woodland to the west of the site, it is now considered that approximately 700 dwellings is likely to be the appropriate capacity.</p> <p>A further parcel of land is highlighted as a potential future development area (PFDA), with a capacity to accommodate a further 375 dwellings. The release of the PFDA will be assessed in the context of the overall housing delivery within the borough. Should there be a sustained shortfall in the delivery of housing sites on brownfield land, the PFDA will be reviewed, together with alternative housing options or sites.</p>	<p>To reflect the outcome of Planning Committee (15/03/10)</p>
<p>Page 48 Policy 1 West Durrington</p>	<p>The policy will be amended to read ‘approximately 700 dwellings’ rather than 875 dwellings. This change will then need to be replicated within:</p> <ul style="list-style-type: none"> • Housing Land Supply table (para 7.7) • Policy 7 • Appendix 5 • Appendix 8 	<p>To reflect the outcome of Planning Committee (15/03/10)</p>
<p>Page 48 Para 6.12 West Durrington</p>	<p>Second sentence to be revised to read:</p> <p>It is essential that the development does not have an adverse impact on ancient woodland and the habitat of protected species.</p>	<p>To reflect the outcome of Planning Committee (15/03/10)</p>
<p>Page 84 Policy 10 Affordable Housing</p>	<p>Fourth bullet point relating to ‘sites of 50 dwellings’ will be <u>deleted</u>. Third bullet point will be amended to read:</p> <ul style="list-style-type: none"> • On all sites of 15 or more dwellings, 30% affordable housing will be sought 	<p>Cabinet recommendation</p>

<p>Page 83 + 84 Paragraphs 7.24 – 7.26 Affordable Housing</p>	<p>Supporting text for policy 10 will be revised to reflect the policy change outlined above:</p> <p>7.24 In meeting the housing needs of the borough, there needs to be a proactive approach to deliver more affordable homes and the policy approach should reflect the key recommendations of the SHMA. However, in terms of achieving overall delivery, account needs to be taken of the impact of increasing the requirements for affordable housing and the pressure this may place on the viability of development. An Affordable Housing Development Viability Study carried out in 2007 by Adams Integra (an affordable housing consultancy firm) analysed the viability of the policy option set out in the Core Strategy Preferred Options as well as considering any alternatives. The study concluded that in viability terms the 30% requirement could be supported on sites of 15 or more dwellings, with 40% being viable on larger sites. However, it is recognised that the larger sites can play a more significant role in meeting the wider regeneration objectives of the Core Strategy, consequently the policy sets out that a 30% affordable housing requirement will be sought on all sites of 15 dwellings or more. The effectiveness of this policy and the delivery of affordable housing will be continually reviewed and reported on within the Annual Monitoring Report. This will need to be considered in the context of a number of issues including the complexities associated with site conditions, the overall proposal and the degree to which the provision of affordable housing would prejudice other spatial objectives.</p> <p>7.25 The study supported the approach of sites in the size range 6 to 14 units contributing to affordable housing need. However, as it is accepted that there can be practical, design and affordability issues with incorporating on-site affordable housing on smaller schemes, the proposal to collect a financial contribution in lieu of on-site contributions was considered viable.</p> <p>7.25 The approach to the delivery of affordable housing on larger sites can address the recommendations of the SHMA and South East Plan. This recognises that the larger, strategic sites have the opportunity to secure a sustainable mix of housing and are more likely to be viable regarding an increased affordable housing target.</p> <p>7.26 The policy has been informed by local evidence and largely conforms to regional and national guidance. Under normal market conditions, the targets are considered to be realistic and achievable. The approach is designed to be flexible and responsive to changing market conditions. The implementation of the policy will need to be considered in the context of a number of issues including the complexities associated with site conditions, the overall proposal and the degree to which the provision of affordable housing would prejudice other spatial objectives.</p>	<p>In response to Cabinet recommendation</p>
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<p>Page 99 Para 8.44 Sustainable Construction</p>	<p>Add sentence to end of the paragraph: However, the council will seek to ensure that the highest levels that are viable and achievable are delivered on each development.</p>	<p>To help clarify the current position and potential way forward.</p>
<p>Page 99 Para 8.45 Sustainable Construction</p>	<p>Revise last sentence to read: It is also recognised that more detailed advice to developers on how to address these issues is needed, possibly through the setting of local targets if deemed to be appropriate, and this will be incorporated into this further guidance.</p>	<p>To help clarify the current position and potential way forward.</p>
<p>Page 100 Policy: 2nd Para Sustainable Construction</p>	<p>First sentence of policy to be amended to read: All new residential development must achieve as a minimum any national/regional /local targets and standards for sustainable construction with a particular emphasis on water efficiency.</p>	<p>To help clarify the current position and potential way forward.</p>
<p>Page 100 Policy: 3rd Para Sustainable Construction</p>	<p>Amend new sentence to read: All new non-residential development must achieve as a minimum any national/regional /local targets and standards for sustainable construction with a particular emphasis on water efficiency.</p>	<p>To help clarify the current position and potential way forward.</p>
<p>Appendix 1 – Strategic Objective 4</p>	<p>Table revised to reflect change made to affordable housing policy 10 (see above)</p>	<p>In response to Cabinet recommendation</p>