

Submission SAMDev Plan: CD27a
Summary of Key Issues from Pre-Submission Representations & Response

Amendment to Key Issue 3: Changes in red

MD1- Scale & Distribution of Development

Key Issues & SC Response:

- 1. Housing requirement/meeting the full, objectively assessed housing needs/need for an early review/extend Plan period to provide for 15 years housing land supply;**
- 2. Sufficiency of provision overall and in particular areas/spatial zones/towns/key centres and other settlements/the rural areas to meet the housing requirements of the Core Strategy/more development should be allocated to areas of higher demand/consistency with Core Strategy policies/lack of evidence to demonstrate that step change in housing delivery will be achieved;**
- 3. Over-reliance on windfall development/more sites should be allocated/greater allowance should be made for windfall;**
- 4. Insufficient evidence/justification/consideration of alternatives regarding the scale and distribution of development between the market towns and key centres/localism;**
- 5. Approach to the rural areas/identification of Community Hubs and Community Cluster Settlements/localism/sustainable development;**
- 6. Housing guidelines for settlements are too restrictive/should be minimum requirements.**

Summary of

- 3. Over-reliance on windfall development/more sites should be allocated/greater allowance should be made for windfall:**

A number of representations (including 213, 222, 223 and 224) suggested that there was an over-reliance on windfall in some areas, particularly the north-east, and in the rural areas generally. CPRE considered that greater allowance should be made for windfall having regard to historic rates.

Response: No changes proposed. The SHLAA Update (2014) and Housing Delivery Technical Background Paper 2014 provide evidence on windfall sites and rates for the County, including the rural areas, demonstrating that the provision being allowed for from this source is appropriate.

30 September 2014