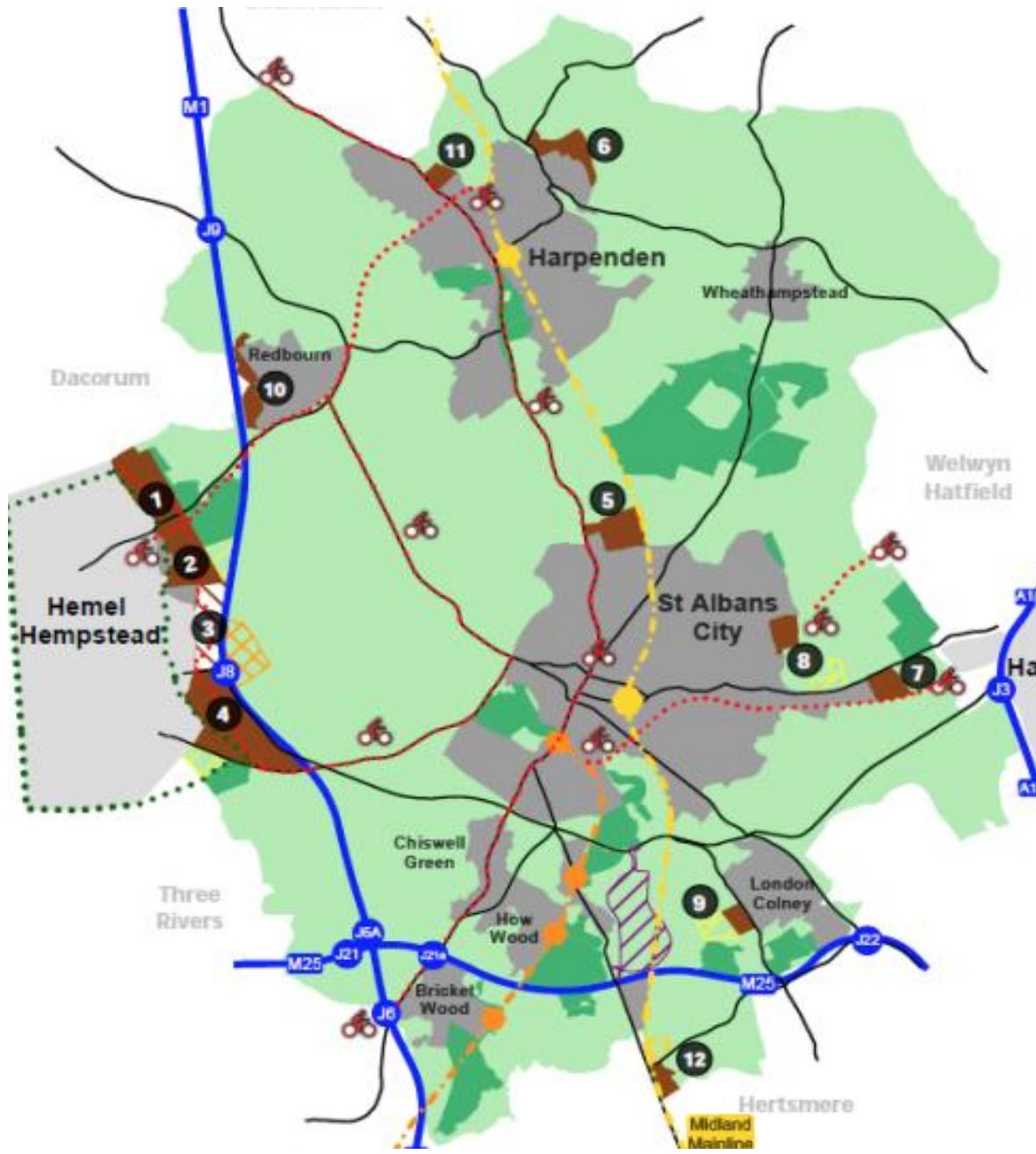


Local Plan (LP) Update



A brief look back

Nov 24 – draft LP submitted for inspection

May 25 – Stage 1 hearings

Oct/Nov 25 – Stage 2 (site specific) hearings

Heading to the finish line

Mid/late Feb – “Main Modifications (Mods.)” published

Late Jun/early July - LP adoption

What are “Main Mods”?

All the changes that the Inspectors require for the LP to pass.

SADC's are at the “very low end of the average amount of changes” for LPs of this size

What's changed?

Very little.

No large sites out and none in.

No large change to density of sites

Social housing, active travel and environmental policies maintained

Good news

Once the Main Mods published, the LP gains “significant weight” in future planning determinations.

The policies outlined become the central basis on which decisions are made (versus the 1994 one)

Bad news

As well as raising the previous government's top-down housing target from 15,000 to 27,000 the Government is sticking to, and indeed expanding, the potential for remaining Green Belt land to be designated as "Grey Belt"

This means that developers whose sites are not in the Local Plan, can still use this route for about 18 months more after adoption.

Infrastructure First?

c. £1 Bln accompanies the building programme

Will it be enough? And will it be on time?

Example - Thames Water sewage treatment

The viability fight