

NOTE ON HEARING ACTIONS AND OUTSTANDING MATTERS

21st May 2018

COUNCIL RESPONSE

Action: Site H706 – Birchencliffe

Inspector's request for:

Information to clarify the land ownership position of H706 and whether landownership details for the whole of H706 are known or not. If the latter, the Council to provide a map showing these areas and details of size (ha) and potential housing capacity on these areas.

Council response:

H706 has number of different landowners. Parts of the allocation have actively been promoted through the local plan process and now benefit from planning permission see EX44 and EX44.1. It can be surmised for this that there are willing landowners for these parts of the site. The remaining parts of the site do not currently benefit from planning permission and do not have recent call for sites information.

The indicative areas are annotated on the map and equate to 1.98 ha in total with a capacity of 69 dwellings.

The majority of H706 has been submitted to the council through the Call for Sites process and/or has planning permission. The following information shows the capacity for the parts of the site shown on the plan over the page:

- Parts of site with planning permission: 174 dwellings
- WYK147850 / YK8909 / WYK417205 / WYK267422 / WYK486067 - Parts of the site without planning permission (and no recent call for sites form): 1.98ha net area, 69 dwellings
- WYK427108 - Removed from developable area (heritage issues) as set out in EX73: 0 dwellings
- Total site capacity: 243 dwellings

For the parts of the site without a recent call for sites form the council are proposing a modification to phase this capacity later in the plan period (2027/28 onwards). This is consistent with the approach discussed at the hearings and taken on other sites in a similar position.

Proposed modification to site H706 phasing as follows:

2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
					25	50	50	50	50	48							
					25	50	50	49					50	19			

The council will update this phasing in the EX45.1 phasing table.

