

Homework item #2

What is the breakdown of housing completions and commitments on windfall sites (of all sizes) in the LSCs, as at 31 March 2020, that were granted permission before and after the adoption of the LPS?

Background

1. In response to a query from the Inspector on day 1, Matter 2 of the Examination Hearings, the Council provides this Note which sets out the answer to question 1a of the Inspectors Initial Questions [INS/02], namely:

“What is the breakdown of housing completions and commitments on windfall sites (of all sizes) in the LSCs, at 31 March 2020, that were granted permission before and after the adoption of the LPS?”
2. The council initially assumed the Inspector’s question referred to the latest planning permission – i.e., the permission to be implemented. e.g., the decision date of reserved matters approval, rather than outline approval. The council’s response (¶5 of CEC01) was provided on this basis. The figures were however challenged by Emery Planning as per their matter statement (¶2.3-2.8 of HPS/M2/41).
3. The Inspector has since clarified his question to be:

*“What is the breakdown of housing completions and commitments on windfall sites (of all sizes) in the LSCs, at 31 March 2020, that were **FIRST** granted permission before and after the adoption of the LPS?”*
4. The Inspector has requested that the council and Emery Planning agree the answer. After an email exchange between the parties, there remains a slight difference between the council’s and Emery’s figures, the reasons for which are explained below.

Commitments

5. In relation to commitments, the below figures are presented by each party:

Commitments @ 31/03/2020	Council	Emery Planning	Difference
Pre-LPS adoption	925	1,015	+90
Post LPS adoption	268	178	-90
Totals	1,193	1,193	

Table 1: Commitments

6. Emery's position is that the 2x below sites should be considered as receiving planning permission before the LPS was adopted. This is because both sites received a resolution to grant S106 at committee prior to the LPS adoption and consequently were considered commitments from that point. The decision notices for these sites were issued after the LPS was adopted.

Site ref	Site address	No. dwellings	Completions at 31 March 2020
3175	Chelford Cattle Market	79	28
5895	Bowe's Gate Road, Bunbury	11	0
Total		90	

Table 2: Disputed sites

Completions

7. In relation to completions, the below figures are presented by each party:

	Council			Emery Planning			Difference
	Gross	Losses	Net	Gross	Losses	Net	
Completions since 01/04/2010							
Pre-LPS adoption	2,176	195	1,981	2,204	195	2,009	+28
Post LPS adoption	36	10	26	8	10	-2	-28
Totals	2,212	205	2,007	2,212	205	2,007	

Table 3: Completions

8. Similar to above, Emery argue that the 28 completions achieved at Chelford Cattle Market should be excluded as the site received a resolution to grant planning permission subject to S106 at committee before the LPS was adopted.