

Response to MDC's Proposed Modifications to Policy S2 in Relation to Reserve Sites On behalf of Persimmon Homes (RE 2)

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Matter 2: Strategic Housing Growth –S2 Reserve Sites

MDC Modification Received 2nd March 2015:

The Council in response to the EiP concerning Policy S2 Matter 6 Reserve Sites is proposing to delete the reserve housing sites included within the draft Policy S2 (January 2014) and replace this provision with a trigger mechanism, review and Plan review commitment. Persimmon objects to the modification (Reserve Site RE 2 is promoted by Persimmon) for the following reasons.

1. The 15% pa undersupply of housing for 3 years will equate to 418.5 dwellings. This is the capacity of two of the reserve sites (RE2 and RE3). All of the reserve sites have been assessed as suitable, achievable and deliverable. The Local Plan pre-assessment of suitable sites would therefore be wasted in identifying these reserve sites, where it is known that the sites are deliverable now. All new sites needed to make up any shortfall are likely to need to respond to 'a call for sites' in order to engage with the local community/landowners/ developers to identify all sites that any interested party might consider as appropriate, with time delays inevitable. Any new sites capable of making up the shortfall will not have been assessed nor will the impacts of meeting the housing need be known. The reserve sites on the other hand have the benefit of advanced assessment and knowledge, particularly by the promoters/landowners.
2. The modification relies on a prediction of 'expected housing completions' to meet the housing shortfall, which relies on a further estimation of completions by promoters of allocated sites. The first estimation of completions for the preparation of the LDP will have therefore have failed and proven to be inaccurate for whatever reason and to therefore rely on further 'guess' work for future housing deliver will be at further risk of continued failure to deliver a five year housing land supply as required by the NPPF. Estimated annual housing completions are always on the optimistic side and if at the 3 year anniversary completions are not achieving the annual rate of completion, the remedy should not be to estimate further completions but to bring in the reserve sites that are quickly deliverable to plug the gap, rather than potentially accept 'quick win' sites that might not be as sustainable as those already planned for as reserve sites.
3. The NPPF requires LDPs to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole (paragraph 14). The removal of sites (Reserve Sites) that have already been assessed as

deliverable, removes MDCs ability to adapt to rapid change and removes all flexibility in housing delivery currently drafted in the January 2014 LDP. It has not been demonstrated by the Council or objectors through the examination process that there are adverse impacts associated with retaining the reserve sites in the LDP, which demonstrably outweighs the benefits of keeping them in the plan. For these reasons the reserve sites should remain in the draft LDP.

4. The MDC modification to Policy S2 also refers to the remedy to the failure to meet the five year housing land supply trajectory to the '*Council will undertake a fast track partial review of the Plan to ensure the housing needs of the District can be fully met together with the necessary infrastructure capacity.*' Whilst the Government welcomes LPAs keeping Plans up to date and would not stand in the way of such a commitment, currently Local Plan Review timescales do not demonstrate a 'fast track' partial review of a Plan.
5. Attached at Appendix 1 is The Planning Inspectorate's current statistics (31 January 2015) monitoring the timescales associated with the preparation and adoption of Local Plans encompassing the strategic/core strategies, which is the level of this Plan. Appendix 1 shows a time period of between 18-24 months for this level of Plan. This does not include the timescales associated with the Issues and Options stage of a review, which adds a further 6 months on to the timescales.
6. MDC has clearly only stated a commitment for a partial review of its Plan if the trigger point is reached. However, unlike NPPF Plan compliance reviews undertaken by some authorities which have been achieved in 12-24 months (Colchester (13 months), Chelmsford (9 months) and Thurrock (23 months)), any Plan review that will need to identify sites and consult on what will be competing sites to make up the housing shortfall, will not be a fast track process and will lead to a conflict of views needing to be examined in public. Inspector availability is not guaranteed or that a limited review would be found sound at that time. It is therefore considered that a minimum period of 18 months is likely to be the fastest timescales that should be allowed for. To date there is no real fast track review process that can be effectively achieved even with a proposed partial review of a Plan.
7. If the housing delivery failure continues for the remainder of the five year supply period at 15% below required levels, it will equate to 697.5 or more dwellings, which would justify retaining all three of the Reserve Sites as a back-up to the five year housing land supply requirement. The time periods referred to above also does not allow for any necessary timescales required for the preparation of evidence for an assessment of infrastructure requirements and capacity assessments. There is no evidence therefore that a fast track review of the Plan will be achievable to plug the housing need gap that will be evidenced at that time.
8. MDCs proposed revision to Policy S2 will therefore make the Plan unsound as it will be ineffective (undeliverable over the plan period) and inconsistent with the Framework requirements for a flexible and responsive policy that has sufficient flexibility to adapt to rapid change in the economy.

Appendix 1



Local Plans (strategic issues/core strategies') progress - 31 January 2015

Local Council	Last Updated	Published	Submitted	Found Sound	Adopted
Adur District Council	Oct-14	Oct-14			
Allerdale District Council	Jul-14	May-13	Oct-13	Jul-14	16-Jul-14
Amber Valley Borough Council	Dec-13	Oct-13	Dec-13		
Arun District Council	Feb-15	Oct-14	Jan-15		
Ashfield District Council	Sep-14				
Ashford District Council	Dec-10	Oct-06	Nov-06	Jun-08	10-Jul-08
Aylesbury Vale District Council	Apr-14				
Babergh District Council	Feb-14	Oct-11	Nov-12	Jan-14	25-Feb-14
Barking & Dagenham, London Borough of	Dec-10	Nov-08	Jun-09	Feb-10	21-Jul-10
Barnet, London Borough of	Sep-12	Sep-10	Aug-11	Jun-12	11-Sep-12
Barnsley Metropolitan Borough Council	Sep-11	Feb-10	Sep-10	May-11	08-Sep-11
Barrow-in-Furness Borough Council	Dec-10				
Basildon District Council	Dec-10				
Basingstoke and Deane Borough Council	Apr-14	Apr-14	Oct-14		
Bassetlaw District Council	Dec-11	Nov-10	Jan-11	Nov-11	22-Dec-11
Bath & North East Somerset Council	Jul-14	Dec-10	May-11	Jun-14	10-Jul-14
Bedford Borough Council	Dec-10	Jul-06	Jul-06	Feb-08	16-Apr-08
Bexley, London Borough of	Mar-12	Nov-10	May-11	Oct-11	22-Feb-12
Birmingham City Council	Jul-14	Jan-14	Jul-14		
Blaby District Council	Feb-13	Jan-12	Jun-12	Feb-13	21-Feb-13
Blackburn with Darwen Borough Council	Jan-11	Nov-09	Apr-10	Oct-10	27-Jan-11
Blackpool Council	Jan-15	Jul-14	Dec-14		
Bolsover District Council	Jun-14				
Bolton Metropolitan Borough Council	Mar-11	Jan-10	May-10	Dec-10	02-Mar-11
Boston Borough Council	Dec-10				
Bournemouth Borough Council	Nov-12	Aug-11	Nov-11	Aug-12	30-Oct-12
Bracknell Forest Borough Council	Dec-10	Nov-06	Nov-06	Nov-07	07-Feb-08
Bradford District Council	Jan-15	Feb-14	Dec-14		
Braintree District Council	Sep-11	May-10	Jan-11	Jul-11	19-Sep-11
Breckland District Council	Dec-10	Jan-09	Mar-09	Oct-09	17-Dec-09
Brent, London Borough of	Dec-10	Jun-09	Sep-09	Apr-10	12-Jul-10
Brentwood Borough Council	Dec-10				
Brighton & Hove Council	Jul-13	Feb-13	Jun-13		
Bristol City Council	Jul-11	Nov-09	Mar-10	Apr-11	21-Jun-11
Broadland District Council	Mar-11	Nov-09	Mar-10	Feb-11	22-Mar-11
Broadland District Council (Revision)	Nov-13	Aug-12	Feb-13	Nov-13	10-Jan-14
Broads Authority	Dec-10	Sep-06	Sep-06	Jul-07	28-Sep-07
Bromley, London Borough of	Dec-10				
Bromsgrove District Council	Mar-14	Sep-13	Mar-14		
Broxbourne Borough Council	Sep-11				
Broxtowe Borough Council	Sep-14	Jun-12	Jun-13	Jul-14	17-Sep-14
Burnley Borough Council	Dec-10				
Bury Metropolitan Borough Council	Dec-13	Aug-13	Dec-13		
Calderdale Metropolitan Borough Council	Dec-10				
Cambridge City Council	Mar-14	Jul-13	Mar-14		
Camden, London Borough of	Dec-10	Oct-09	Jan-10	Aug-10	08-Nov-10
Cannock Chase District Council	Jun-14	Feb-13	May-13	Feb-14	11-Jun-14
Canterbury City Council	Nov-14	Jun-14	Nov-14		
Carlisle City Council	Dec-10				
Castle Point District Council	Dec-10				
Central Bedfordshire Council	Dec-10	Oct-08	Feb-09	Aug-09	19-Nov-09
Central Bedfordshire Council	May-14	Jun-14	Oct-14		
Charnwood Borough Council	Dec-13	Jun-13	Dec-13		
Chelmsford Borough Council	Dec-10	Nov-06	Nov-06	Feb-08	20-Feb-08
Chelmsford Borough Council (Review)	Dec-13	Nov-12	Apr-13	Oct-13	04-Dec-13
Cheltenham Borough Council	Jun-14	Jun-14	Nov-14		
Cherwell District Council	Feb-14	Aug-12	Jan-14		
Cheshire East Council	May-14	Mar-14	May-14		
Cheshire West and Chester Council	Jan-15	Sep-13	Dec-13	Dec-14	
Chesterfield Borough Council	Jun-13	Feb-12	Sep-12	Jun-13	24-Jul-13
Chichester District Council	May-14	Nov-13	May-14		
Chiltern District Council	Dec-11	Oct-10	Jan-11	Oct-11	15-Nov-11
Chorley Council	Jul-12	Dec-10	Mar-11	Jun-12	17-Jul-12
Christchurch Borough Council	May-14	Apr-12	Mar-13	Mar-14	01-Apr-14
City of London	Sep-11	Sep-10	Dec-10	Jun-11	08-Sep-11
City of London	Feb-15	Dec-13	May-14	Nov-14	15-Jan-15

Local Plans (strategic issues/core strategies') progress - 31 January 2015

Colchester Borough Council	Dec-10	Nov-07	Nov-07	Oct-08	11-Dec-08
Colchester Borough Council (Review)	Jul-14	Aug-13	Oct-13	May-14	01-Jul-14
Copeland District Council	Dec-13	Apr-12	Oct-12	Sep-13	05-Dec-13
Corby Borough Council	Dec-10	Feb-07	Feb-07	Apr-08	12-Jun-08
Corby Borough Council	Feb-15	Jan-15			
Cornwall Council	Mar-14	Mar-14			
Cotswold District Council	Dec-10				
Coventry City Council	Nov-12				
Craven District Council	Dec-10				
Crawley Borough Council	Dec-10	May-06	May-06	Aug-07	28-Nov-07
Crawley Borough Council	Nov-14	Sep-14	Nov-14		
Croydon, London Borough of	Apr-13	Sep-11	Apr-12	Dec-12	22-Apr-13
Dacorum Borough Council	Jul-13	Oct-11	Jun-12	Jul-13	25-Sep-13
Darlington Borough Council	Mar-11	Aug-10	Oct-10	Apr-11	06-May-11
Dartford Borough Council	Sep-11	Sep-10	Feb-11	Aug-11	26-Sep-11
Dartmoor National Park	Dec-10	Jun-07	Jun-07	Feb-08	04-Apr-08
Daventry District Council	Jan-15	Feb-11	Dec-12	Oct-14	15-Dec-14
Derby City Council	Dec-10				
Derbyshire Dales District Council	Oct-14				
Doncaster Metropolitan Borough Council	Jun-12	Mar-11	Jul-11	Mar-12	18-May-12
Dover District Council	Dec-10	Jan-09	Jun-09	Jan-10	24-Feb-10
Dudley Council	Mar-11	Nov-09	Feb-10	Oct-10	03-Feb-11
Durham Council	Apr-14	Oct-13	Apr-14		
Ealing, London Borough of	Mar-12	Sep-10	Jul-11	Feb-12	03-Apr-12
East Cambridgeshire District Council	Dec-10	Apr-08	May-08	Aug-09	20-Oct-09
East Cambridgeshire District Council (Revision)	Sep-13	Feb-13	Aug-13		
East Devon District Council	Aug-13	Nov-12	Aug-13		
East Dorset District Council	May-14	Apr-12	Mar-13	Mar-14	28-Apr-14
East Hampshire District Council	May-14	Feb-12	May-12	Apr-14	08-May-14
East Hertfordshire District Council	Dec-10				
East Lindsey District Council	Dec-10				
East Northamptonshire Council	Dec-10	Feb-07	Feb-07	Apr-08	12-Jun-08
East Northamptonshire Council	Feb-15	Jan-15			
East Riding of Yorkshire Council	Apr-14	Jan-14	Apr-14		
East Staffordshire Borough Council	Apr-14	Oct-13	Apr-14		
Eastbourne Borough Council	Feb-13	Sep-11	Jan-12	Nov-12	20-Feb-13
Eastleigh Borough Council	Jul-14	Feb-14	Jul-14		
Eden District Council	Dec-10	Sep-08	Apr-09	Mar-10	31-Mar-10
Elmbridge Borough Council	Jul-11	Jan-10	Mar-10	Jun-11	20-Jul-11
Enfield, London Borough of	Dec-10	Dec-09	Mar-10	Sep-10	10-Nov-10
Epping Forest District Council	Dec-10				
Epsom and Ewell Borough Council	Dec-10	Jun-06	Jul-06	May-07	24-Jul-07
Erewash Borough Council	Mar-14	Jun-12	Nov-12	Jan-14	06-Mar-14
Exeter City Council	Mar-12	Jul-10	Feb-11	Nov-11	21-Feb-12
Exmoor National Park	Dec-10				
Fareham Borough Council	Sep-11	Dec-10	Feb-11	Jul-11	04-Aug-11
Fenland District Council	May-14	Feb-13	Sep-13	Apr-14	08-May-14
Forest Heath District Council	Dec-10	Mar-09	Aug-09	Apr-10	12-May-10
Forest of Dean District Council	Mar-12	Mar-11	Jul-11	Dec-11	23-Feb-12
Fylde Borough Council	Dec-10				
Gateshead Metropolitan Borough Council	Feb-14	Sep-13	Feb-14		
Gedling Borough Council	Sep-14	Jun-12	Jun-13	Jul-14	17-Sep-14
Gloucester City Council	Jun-14	Jun-14	Nov-14		
Gosport Borough Council	Nov-14	Aug-14	Nov-14		
Gravesham Borough Council	Sep-14	Dec-12	May-13	Jul-14	30-Sep-14
Great Yarmouth Borough Council	Mar-14	Sep-13	Mar-14		
Greenwich, Royal Borough of	May-14	Feb-13	Sep-13	May-14	30-Jul-14
Guildford Borough Council	Dec-10				
Hackney, London Borough of	Dec-10	Jun-09	Feb-10	Sep-10	24-Nov-10
Halton Borough Council	Dec-12	Nov-10	Sep-11	Oct-12	12-Dec-12
Hambleton District Council	Dec-10	Feb-06	Feb-06	Feb-07	03-Apr-07
Hammersmith & Fulham, London Borough of	Dec-11	Sep-10	Jan-11	Jul-11	19-Oct-11
Harborough District Council	Dec-11	Oct-10	Apr-11	Nov-11	14-Nov-11
Haringey, London Borough of	Mar-13	May-10	Mar-11	Dec-12	18-Mar-13
Harlow District Council	Dec-10				
Harrogate Borough Council	Dec-10	Sep-07	Sep-07	Jan-09	11-Feb-09
Harrow, London Borough of	Mar-12	Apr-11	Jun-11	Dec-11	16-Feb-12
Hart District Council	Nov-13				
Hartlepool Borough Council	Jun-12				
Hastings Borough Council	Feb-14	May-12	Oct-12	Oct-13	19-Feb-14
Havant Borough Council	Mar-11	Mar-10	Jun-10	Dec-10	01-Mar-11

Local Plans (strategic issues/core strategies') progress - 31 January 2015

Havering, London Borough of	Dec-10	Nov-06	Nov-06	Mar-08	23-Jul-08
Herefordshire District Council	Sep-14	May-14	Sep-14		
Hertsmere Borough Council	Feb-13	Nov-11	Feb-12	Dec-12	16-Jan-13
High Peak Borough Council	Aug-14	Apr-14	Aug-14		
Hillingdon, London Borough of	Nov-12	Feb-11	Oct-11	Jul-12	08-Nov-12
Hillingdon, London Borough of	Sep-14	Sep-14			
Hinckley and Bosworth Borough Council	Dec-10	Oct-08	Jan-09	Nov-09	15-Dec-09
Horsham District Council	Dec-10	Nov-05	Nov-05	Jan-07	02-Feb-07
Horsham District Council	May-14	May-14	Aug-14		
Hounslow, London Borough of	Aug-14	Mar-14	Aug-14		
Huntingdonshire District Council	Dec-10	Jul-08	Jul-08	Jul-09	23-Sep-09
Hyndburn Borough Council	Mar-12	Aug-10	May-11	Dec-11	19-Jan-12
Ipswich Borough Council	Mar-12	Oct-09	Mar-10	Nov-11	14-Dec-11
Ipswich Borough Council	Jan-15	Dec-14			
Isle of Wight Council	Mar-12	Apr-11	Jun-11	Dec-11	21-Mar-12
Isles of Scilly Council	Dec-10				
Islington, London Borough of	Mar-11	Oct-09	Jun-10	Jan-11	17-Feb-11
Kensington & Chelsea, Royal Borough of	Dec-10	Oct-09	Mar-10	Oct-10	08-Dec-10
Kettering Borough Council	Dec-10	Feb-07	Feb-07	Apr-08	12-Jun-08
Kettering Borough Council	Feb-15	Jan-15			
Kings Lynn & West Norfolk Borough Council	Jul-11	Jan-10	Nov-10	May-11	28-Jul-11
Kingston upon Hull City Council	Jun-13				
Kingston Upon Thames, London Borough of	Dec-11	Jan-11	May-11	Dec-11	17-Apr-12
Kirklees Metropolitan Borough Council	Nov-13				
Knowsley Metropolitan Borough Council	Jul-13	Nov-12	Jul-13		
Lake District National Park	Dec-10	Sep-09	Jan-10	Sep-10	20-Oct-10
Lambeth, London Borough of	Jan-11	Nov-09	Mar-10	Dec-10	19-Jan-11
Lambeth, London Borough of	Mar-14	Dec-13	Mar-14		
Lancaster City Council	Dec-10	May-07	May-07	Jun-08	23-Jul-08
Leeds City Council	Nov-14	Jan-13	Apr-13	Sep-14	12-Nov-14
Leicester City Council	Dec-10	Sep-09	Dec-09	Aug-10	25-Nov-10
Leicester City Council - Fast Track Single Policy Review	Mar-14	Sep-12	Nov-13	Mar-14	
Lewes District Council	Sep-14	May-14	Sep-14		
Lewisham, London Borough of	Jul-11	Feb-10	Oct-10	Mar-11	29-Jun-11
Lichfield District Council	Feb-15	Jul-12	Mar-13	Jan-15	
Lincoln City Council	Feb-14				
Liverpool City Council	Mar-12				
London legacy Dev Corp	Nov-14	Aug-14	Nov-14		
Luton Borough Council	Mar-11				
Maidstone Borough Council	Dec-10				
Maldon District Council	Apr-14	Jan-14	Apr-14		
Malvern Hills District Council	Jun-13	Jan-13	May-13		
Manchester City Council	Jul-12	Feb-11	Jul-11	Mar-12	11-Jul-12
Mansfield District Council	Dec-10				
Medway Council	Mar-12				
Melton Borough Council	Sep-12				
Mendip District Council	Jan-15	Nov-12	Dec-13	Oct-14	15-Dec-14
Merton, London Borough of	Jul-11	Aug-10	Nov-10	Jun-11	13-Jul-11
Mid Devon District Council	Dec-10	Aug-06	Aug-06	May-07	11-Jul-07
Mid Suffolk District Council	Dec-10	Oct-07	Oct-07	Aug-08	04-Sep-08
Mid Suffolk District Council Focussed Review	Jan-13	Jan-12	Mar-12	Sep-12	20-Dec-12
Mid Sussex District Council	May-14				
Middlesbrough Borough Council	Dec-10	May-07	May-07	Feb-08	20-Feb-08
Middlesbrough Borough Council	Oct-14	Nov-13	Mar-14	Oct-14	
Milton Keynes Council	Jul-13	Feb-10	Mar-11	May-13	10-Jul-13
Mole Valley District Council	Dec-10	Nov-08	Feb-09	Jul-09	01-Oct-09
New Forest District Council	Dec-10	Nov-08	Feb-09	Sep-09	26-Oct-09
New Forest National Park Authority	Dec-10	Feb-10	May-10	Oct-10	09-Dec-10
Newark and Sherwood District Council	Mar-11	Apr-10	Jul-10	Mar-11	29-Mar-11
Newcastle under Lyme Borough Council	Dec-10	Aug-08	Dec-08	Jun-09	01-Oct-09
Newcastle Upon Tyne City Council	Feb-14	Sep-13	Feb-14		
Newham, London Borough of	Mar-12	Feb-11	Mar-11	Jan-12	26-Jan-12
North Devon District Council	Jul-14	Jun-14			
North Dorset District Council	Jan-15	Nov-13	Dec-14		
North East Derbyshire District Council	Dec-10				
North East Lincolnshire Borough Council	Dec-10				
North Hertfordshire District Council	Dec-10				
North Kesteven District Council	Feb-14				
North Lincolnshire Council	Jul-11	May-10	Aug-10	May-11	28-Jun-11
North Norfolk District Council	Dec-10	Jun-07	Jun-07	Jul-08	24-Sep-08

Local Plans (strategic issues/core strategies') progress - 31 January 2015

North Somerset Council	Mar-12	Feb-11	Jul-11	Mar-12	10-Apr-12
North Somerset Council	Jul-13	NA	Jun-13		
North Tyneside Metropolitan Borough Council	Dec-10				
North Warwickshire Borough Council	Oct-14	Nov-12	Feb-13	Sep-14	09-Oct-14
North West Leicestershire District Council	Nov-13				
North York Moors National Park	Dec-10	Jan-08	Jan-08	Oct-08	28-Nov-08
Northampton Borough Council	Jan-15	Feb-11	Dec-12	Oct-14	15-Dec-14
Northumberland Council	Dec-10				
Northumberland National Park	Dec-10	Jun-08	Jun-08	Feb-09	25-Mar-09
Norwich City Council	Mar-11	Nov-09	Mar-10	Feb-11	22-Mar-11
Norwich City Council (Revision)	Nov-13	Aug-12	Feb-13	Nov-13	10-Jan-14
Nottingham City Council	Sep-14	Jun-12	Jun-13	Jul-14	17-Sep-14
Nuneaton and Bedworth Borough Council	Dec-10				
Oadby and Wigston Borough Council	Dec-10	Oct-09	Jan-10	Aug-10	28-Sep-10
Oldham Metropolitan Borough Council	Dec-11	Oct-10	Feb-11	Aug-11	09-Nov-11
Oxford City Council	Mar-11	Sep-08	Nov-08	Dec-10	14-Mar-11
Peak National Park	Dec-11	Sep-10	Dec-10	Jul-11	07-Oct-11
Pendle Borough Council	Jan-15	Oct-14	Dec-14		
Peterborough City Council	Mar-11	Jan-10	Apr-10	Dec-10	23-Feb-11
Plymouth City Council	Dec-10	Aug-06	Aug-06	Apr-07	23-Apr-07
Poole, Borough of	Dec-10	May-08	May-08	Jan-09	19-Feb-09
Portsmouth City Council	Mar-12	Apr-11	Jul-11	Jan-12	24-Jan-12
Preston Borough Council	Jul-12	Dec-10	Mar-11	Jun-12	05-Jul-12
Purbeck District Council	Nov-12	Nov-10	Jan-12	Oct-12	13-Nov-12
Reading Borough Council	Dec-10	Jan-07	Jan-07	Dec-07	31-Jan-08
Redbridge, London Borough of	Dec-10	Jan-07	Jan-07	Feb-08	13-Mar-08
Redcar & Cleveland Borough Council	Dec-10	May-06	May-06	May-07	19-Jul-07
Redditch Borough Council	Mar-14	Sep-13	Mar-14		
Reigate & Banstead District Council	Feb-14	Mar-12	May-12	Jan-14	03-Jul-14
Ribble Valley Borough Council	Jan-15	May-12	Sep-12	Nov-14	16-Dec-14
Richmond Upon Thames, London Borough of	Dec-10	Mar-08	Mar-08	Feb-09	21-Apr-09
Richmondshire District Council	Jan-15	Aug-12	Feb-13	Oct-14	09-Dec-14
Rochdale Metropolitan Borough Council	Jun-13	Jan-13	May-13		
Rochford District Council	Mar-12	Sep-09	Jan-10	Oct-11	13-Dec-11
Rossendale Borough Council	Dec-11	Sep-10	Dec-10	Oct-11	08-Nov-11
Rother District Council	Oct-14	Aug-11	Jul-12	Jul-14	29-Sep-14
Rotherham Metropolitan Borough Council	Sep-14	Jun-12	Jun-13	Jun-14	10-Sep-14
Rugby Borough Council	Jul-11	Jul-09	Jan-10	May-11	21-Jun-11
Runnymede Borough Council	Jul-14				
Rushcliffe Borough Council	Jan-15	Mar-12	Oct-12	Dec-14	22-Dec-14
Rushmoor Borough Council	Dec-11	Nov-10	Mar-11	Sep-11	06-Oct-11
Rutland Council	Jul-11	Aug-10	Nov-10	May-11	12-Jul-11
Ryedale District Council	Sep-13	Jan-12	May-12	Aug-13	05-Sep-13
Salford Council	Jun-13				
Sandwell Metropolitan Borough Council	Mar-11	Nov-09	Feb-10	Oct-10	03-Feb-11
Scarborough Borough Council	Dec-10				
Sedgemoor District Council	Dec-11	Sep-10	Mar-11	Sep-11	12-Oct-11
Sefton Metropolitan Borough Council	Feb-15	Jan-15			
Selby District Council	Nov-13	Jan-11	May-11	Jun-13	22-Oct-13
Sevenoaks District Council	Mar-11	Feb-10	Jun-10	Jan-11	22-Feb-11
Sheffield City Council	Dec-10	Sep-07	Sep-07	Feb-09	04-Mar-09
Shepway District Council	Jun-13	Jul-11	Jan-12	Jun-13	18-Sep-13
Shropshire Council	Mar-11	Feb-10	Jul-10	Feb-11	24-Feb-11
Slough Borough Council	Dec-10	Nov-07	Nov-07	Aug-08	16-Dec-08
Solihull Metropolitan Borough Council	Dec-13	Jan-12	Sep-12	Nov-13	03-Dec-13
South Buckinghamshire District Council	Mar-11	Mar-10	Jul-10	Jan-11	22-Feb-11
South Cambridgeshire District Council	Dec-10	Jan-06	Jan-06	Nov-06	25-Jan-07
South Cambridgeshire District Council	Mar-14	Jul-13	Mar-14		
South Derbyshire District Council	Aug-14	Mar-14	Aug-14		
South Downs National Park	May-12				
South Gloucestershire Council	Dec-13	Jun-10	Mar-11	Nov-13	11-Dec-13
South Hams District Council	Dec-10	Jan-06	Jan-06	Nov-06	21-Dec-06
South Holland District Council	Dec-10				
South Kesteven District Council	Dec-10	Jan-09	Aug-09	Jun-10	05-Jul-10
South Lakeland District Council	Dec-10	Aug-09	Nov-09	Aug-10	20-Oct-10
South Norfolk Council	Mar-11	Nov-09	Mar-10	Feb-11	22-Mar-11
South Norfolk Council (Revision)	Nov-13	Aug-12	Feb-13	Nov-13	10-Jan-14
South Northamptonshire Council	Jan-15	Feb-11	Dec-12	Oct-14	15-Dec-14
South Oxfordshire District Council	Jan-13	Dec-10	Mar-11	Oct-12	13-Dec-12
South Ribble Borough Council	Jul-12	Dec-10	Mar-11	Jun-12	18-Jul-12
South Somerset District Council	Feb-15	Jun-12	Jan-13	Jan-15	

Local Plans (strategic issues/core strategies') progress - 31 January 2015

South Staffordshire District Council	Dec-12	Mar-11	Sep-11	Oct-12	11-Dec-12
South Tyneside Metropolitan Borough Council	Dec-10	Mar-06	Mar-06	Apr-07	28-Jun-07
Southampton City Council	Dec-10	Dec-08	Mar-09	Oct-09	20-Jan-10
Southampton City Council (Partial review)	Jan-15	Sep-13	Dec-13	Dec-14	
Southend-on-Sea Borough Council	Dec-10	Aug-06	Aug-06	Oct-07	13-Dec-07
Southwark, London Borough of	Jan-11	Jan-10	Mar-10	Feb-11	06-Apr-11
Spelthorne Borough Council	Dec-10	Jun-07	Jun-07	Dec-08	26-Feb-09
St Albans Council	Dec-10				
St Edmundsbury Borough Council	Dec-10	Aug-09	Jan-10	Aug-10	14-Dec-10
St Helens Metropolitan Borough Council	Nov-12	Jan-11	May-11	Oct-12	31-Oct-12
Stafford Borough Council	Jan-14	Jan-13	Aug-13	Jun-14	19-Jun-14
Staffordshire Moorlands District Council	Mar-14	Dec-11	Sep-12	Jan-14	26-Mar-14
Stevenage Borough Council	Dec-10				
Stockport Metropolitan Borough Council	Mar-11	Jun-10	Aug-10	Feb-11	17-Mar-11
Stockton-on-Tees Borough Council	Dec-10	Oct-08	May-09	Feb-10	24-Mar-10
Stockton-on-Tees Borough Council	Feb-15	Feb-15			
Stoke on Trent City Council	Dec-10	Aug-08	Dec-08	Jun-09	01-Oct-09
Stratford on Avon District Council	Sep-14	Jun-14	Sep-14		
Stroud District Council	Dec-13	Sep-13	Dec-13		
Suffolk Coastal District Council	Jul-13	Jan-12	May-12	Jun-13	05-Jul-13
Sunderland City Council	Dec-10				
Surrey Heath Borough Council	Mar-12	Aug-10	Oct-10	Jan-12	01-Feb-12
Sutton, London Borough of	Dec-10	Nov-08	Mar-09	Sep-09	08-Dec-09
Swale Borough Council	Jan-15	Dec-14			
Swindon Borough Council	Jul-13	Dec-12	Jun-13		
Tameside Metropolitan Borough Council	Dec-10				
Tamworth Borough Council	Oct-14	Oct-14			
Tandridge District Council	Dec-10	Dec-07	Jan-08	Sep-08	15-Oct-08
Taunton Deane Borough Council	Sep-12	Jul-11	Nov-11	Jul-12	11-Sep-12
Teignbridge District Council	May-14	Nov-12	Jun-13	Apr-14	06-May-14
Telford and Wrekin Council	Dec-10	Oct-06	Oct-06	Nov-07	01-Dec-07
Tendring District Council	Nov-12	Nov-12			
Test Valley Borough Council	Jul-14	Jan-14	Jul-14		
Tewkesbury Borough Council	Jun-14	Jun-14	Nov-14		
Thanet District Council	Dec-10				
Three Rivers District Council	Dec-11	Jun-10	Feb-11	Sep-11	17-Oct-11
Thurrock Council	Dec-11	Feb-10	Apr-10	Dec-11	21-Dec-11
Thurrock Council (Review)	Oct-14	May-13	Jul-13	Oct-14	
Tonbridge and Malling Borough Council	Dec-10	Aug-06	Aug-06	Aug-07	25-Sep-07
Torbay Council	Jul-14	Feb-14	Jul-14		
Torridge District Council	Jul-14	Jun-14			
Tower Hamlets, London Borough of	Dec-10	Sep-09	Dec-09	Jul-10	15-Sep-10
Trafford Metropolitan Borough Council	Mar-12	Sep-10	Dec-10	Nov-11	25-Jan-12
Tunbridge Wells Borough Council	Dec-10	Apr-09	Aug-09	Apr-10	17-Jun-10
Utlesford District Council	Feb-15				
Vale of White Horse District Council	Nov-14	Nov-14			
Wakefield Council	Dec-10	Jan-08	Jan-08	Mar-09	15-Apr-09
Walsall Metropolitan Borough Council	Mar-11	Nov-09	Feb-10	Oct-10	03-Feb-11
Waltham Forest, London Borough of	Dec-11	Jan-11	May-11	Dec-11	01-Mar-12
Wandsworth, London Borough of	Dec-10	Aug-08	Mar-09	Jun-10	20-Oct-10
Wandsworth, London Borough of	Nov-14	Oct-14			
Warrington Borough Council	Jul-14	May-12	Sep-12	May-14	21-Jul-14
Warwick District Council	Feb-15	May-14	Jan-15		
Watford Borough Council	Feb-13	May-11	Feb-12	Nov-12	30-Jan-13
Waveney District Council	Dec-10	Feb-08	Feb-08	Dec-08	29-Jan-09
Waverley Borough Council	Nov-13				
Wealden District Council	Feb-13	Feb-11	Aug-11	Oct-12	28-Nov-12
Wellingborough Borough Council	Dec-10	Feb-07	Feb-07	Apr-08	12-Jun-08
Wellingborough Borough Council	Feb-15	Jan-15			
Welwyn Hatfield District Council	Dec-10				
West Berkshire District Council	Jul-12	Apr-10	Jul-10	Jul-12	16-Jul-12
West Devon Borough Council	Mar-11	May-09	Jul-10	Mar-11	19-Apr-11
West Dorset District Council	Jul-13	Jun-12	Jun-13		
West Lancashire District Council	Oct-13	Aug-12	Oct-12	Sep-13	16-Oct-13
West Lindsey District Council	Feb-14				
West Oxfordshire District Council	Dec-10				
West Somerset District Council	Dec-10				
Westminster, City of	Jan-11	Nov-09	Apr-10	Nov-10	26-Jan-11
Westminster, City of (NPPF Revision)	Nov-13	Jul-12	Jan-13	Aug-13	13-Nov-13
Weymouth and Portland Borough Council	Jul-13	Jun-12	Jun-13		
Wigan Metropolitan Borough Council	Aug-13	Feb-11	Sep-11	Aug-13	11-Sep-13

Local Plans (strategic issues/core strategies') progress - 31 January 2015

Wiltshire Council	Feb-15	Feb-12	Jul-12	Dec-14	20-Jan-15
Winchester City Council (inc South Downs NPA)	Apr-13	Jan-12	Jun-12	Feb-13	20-Mar-13
Windsor & Maidenhead, Royal Borough of	Dec-10				
Wirral Metropolitan Borough Council	Jan-13	Dec-12			
Woking Borough Council	Nov-12	Jul-11	Dec-11	Jul-12	25-Oct-12
Wokingham District Council	Dec-10	Aug-08	Aug-08	Oct-09	29-Jan-10
Wolverhampton City Council	Mar-11	Nov-09	Feb-10	Oct-10	03-Feb-11
Worcester City Council	Jun-13	Jan-13	May-13		
Worthing Borough Council	Mar-11	Apr-10	Jul-10	Mar-11	12-Apr-11
Wychavon District Council	Jun-13	Jan-13	May-13		
Wycombe District Council	Dec-10	Apr-06	Apr-06	May-08	07-Jul-08
Wyre Borough Council	Dec-10				
Wyre Forest District Council	Dec-10	Jan-10	Apr-10	Oct-10	09-Dec-10
York City Council	Mar-12				
Yorkshire Dales National Park	Dec-10				

This information will be updated as plans complete the examination process, and when the Planning Inspectorate receives updates from local councils on publications and adoptions.

Glossary

The *Town and Country Planning (Local Planning) Regulations 2012* set out the process for preparing a Local Plan. The table below summarises the basic steps needed to put in place an up-to-date Local Plan.

Stage	Description
Initial Evidence Gathering and Consultation	Council to formulate initial aims and objectives for Local Plan. Begin evidence gathering process, including addressing requirements for Strategic Environmental Assessment reports. Hold initial discussions and consultation with local communities and businesses, Duty to Cooperate partners, and other relevant bodies or organisations (no legal format for this).
Publication	Council formally publishes the Local Plan for consultation. Consultation must be for a minimum of 6 weeks. The council will need to be able to show how it has taken account of the views (representations) given through the consultation, and may make changes to the Local Plan before proceeding to the next stage.
Submission	The council submits the Local Plan, alongside the consultation representations and other required documents, to the Planning Inspectorate. The Inspectorate then arrange for the Local Plan to be scrutinised through an Examination in Public. During the Examination, the Inspector will be testing the Local Plan for soundness; legal procedural compliance and whether the Council has met the duty to co-operate. The Inspector will consider any representations made on the plan. The National Planning Policy Framework contains further information on the Government's policy for sound Local Plans.
Found Sound	The Inspector will write a report, setting out whether he or she is satisfied that the Local Plan is sound; meets the legal procedural requirements and the duty to co-operate. The report may recommend main modifications (changes) to the submitted plan, where requested by the Council, to make the Local Plan sound and compliant with the legal procedural requirements. Note: the Inspector cannot make main modifications in relation to the duty to co-operate.
Adoption	After the council has received the Inspector's report, it must formally adopt the Local Plan before it can become part of the Development Plan for the local area.

The full regulations are available at:

<http://www.legislation.gov.uk/uksi/2012/767/contents/made>