

**Barrow Borough Local Plan Submission Draft
Schedule of Proposed Major Modifications – November 2017**

The following table sets out the major modifications Barrow Borough Council have made to the Barrow Borough Local Plan Pre-Submission Draft March 2017 (and Proposals Map) to form the Barrow Borough Local Plan Submission Draft December 2017.

These major modifications to the Plan and the Proposals Map are being made to update and amend the Plan in light of the introduction of the Government’s standard methodology for identifying housing need, recently updated evidence and in response to the consultation in Summer 2017 under Regulation 19.

Where changes are proposed, text to be deleted is shown in *red italics* and new text is in *black italics*. The final column lists the type of amendment. This table should be read in conjunction with the Submission Draft Local Plan December 2017.

Comments are invited on these major modifications, which should be made on a comments form. See www.barrowbc.gov.uk for details.

Mod Ref	Policy/Para No.	Page No.	Type of change	Change	Reason for Change
MAJ1.	Proposals Map		Mapping Amendment	Policy EC7 Energy Uses Opportunity Area – Boundary of Energy Uses Opportunity Area amended to include the decommissioned South Morecambe Bay Gas Terminal and the now closed Roosecote Power Station.	To acknowledge the potential of the sites for future exploration, production, generation and transmission of energy and related activities.
MAJ2.	Proposals Map		Mapping amendment	Policy GI4: Green Space. Additional area designated as green space - Land at Walker Street/James Street, Askam	Consultation with the local community identified the value of this greenspace to the local residents.
MAJ3.	Paragraph 7.1.3	136	Additional text	“At <i>present</i> the National Planning Policy...”	To reflect the fact that the government is currently reviewing the methodology.
MAJ4.	Paragraph 7.1.7 (Former paragraph 7.1.10)	136	Amended text	“... <i>which would not support any jobs growth</i> ...” with “... <i>which would constrain economic growth</i> ...”	To make the paragraph clearer
MAJ5.	Paragraph 7.1.8	136	Additional paragraph	<i>“In light of this, in 2017 the Council commissioned Arc4 to produce the Strategic Housing Market Assessment Addendum which assessed housing need under a range of alternative scenarios. The SHMA Addendum recommended an OAN figure of between 65 and 133 dwellings per year over the 2014-2031 plan period.”</i>	To update the document in light of the most recent evidence.
MAJ6.	Paragraph 7.1.9	137	Additional paragraph	<i>“The Council considered the higher figure to be the most appropriate taking into account past trends and future projections and took forward the 133 figure as the housing requirement in the Pre-Submission Draft of the Local Plan.”</i>	
MAJ7.	Paragraph 7.1.10	137	Additional paragraph	<i>“Since the production of the Pre-Submission Draft a number of issues have arisen which have required a re-assessment of housing need: • Comments were received on the methodology used for calculating housing need from a number of consultees during the consultation on the Local Plan Pre-Submission Draft; • More recent population estimates have been published which show less of a population decline has occurred than predicted under the 2014 household projections; • More recent, post-Brexit employment projections have been produced by Cumbria Observatory which take into account planned local growth at the Borough’s main employers; • The Government has consulted on a draft standard methodology for identifying housing need which, when taking into account population trends and affordability in isolation, suggests that there is no need for any additional housing in the Borough.”</i>	
MAJ8.	Paragraph 7.1.11	137	Additional paragraph	<i>“In light of the above, Edge Analytics have assessed housing need and have recommended a revised plan period which runs from 2016 to 2031 to align with the</i>	

				<i>forecasting period used.</i>	
MAJ9.	Paragraph 7.1.12	137	Additional paragraph	<i>“The methodology used by Edge for calculating need is based on current government guidance rather than the draft standard housing methodology.”</i>	
MAJ10.	Paragraph 7.1.13	137	Additional paragraph	<i>“In their analysis, Edge consider a number of different scenarios which result in a range of OAN between -75 and 119 dwellings per year. Further information regarding the different scenarios and the assumptions behind them can be found in the Edge document and in the Council’s Local Plan Housing Topic Paper 2017.”</i>	
MAJ11.	Paragraph 7.1.14	138	Additional paragraph	<i>“Taking into account past delivery trends, past employment trends, future aspirations and the assumptions behind each of the scenarios, it is considered that the highest of the need figures is the most realistic. A requirement for 119 dwellings per year over the plan period 2016-2031 is therefore being taken forward as the Council’s housing requirement through the Local Plan. This equates to a total requirement for 1785 over the full plan period (excluding any buffer required by the NPPF).”</i>	
MAJ12.	Paragraph 7.1.15	138	Additional paragraph	<i>“The housing requirement is not a “ceiling” and additional development will be permitted where it accords with local and national planning policy.”</i>	
MAJ13.	Paragraph 7.1.16	138	Paragraph split	Sentence starting <i>“The following chart...”</i> now forms paragraph 7.1.17.	
MAJ14.	Paragraph 7.1.17 (formerly 7.1.16)	138	Additional sentence	<i>“The chart does not take into account future demolitions however these are deducted when calculating the 5 year supply.”</i>	
MAJ15.	Paragraph 7.1.18	139	Additional paragraph	<i>“If each site in the overall supply comes forward as anticipated this would provide 2848 dwellings over the plan period against a target of 1785 dwellings (excluding any buffer as required by the NPPF).”</i>	
MAJ16.	Paragraph 7.1.19	139	Additional paragraph	<i>“A more detailed trajectory can be found in the Local Plan Housing Topic Paper 2017.”</i>	
MAJ17.	Figure 13	138	Pie Chart amended and title updated	Title of chart amended from <i>“Anticipated Housing Delivery (dwellings) 2014/15 to 2030/31”</i> to <i>“Anticipated Housing Delivery (dwellings) 2016/17 to 2030/31”</i> . Deletion of <i>“other deliverable sites”</i> segment from chart. Increases to the emerging allocations and extants column in light of this change.	To make the chart clearer. The “other deliverable” sites segment previously included has been divided between the emerging allocations and extant permissions segment in line with the Housing Topic Paper.
MAJ18.	Paragraph 7.1.20	139	Additional paragraph	<i>“This “over-allocation” should allow for housing to continue to be delivered even if some schemes are not implemented as predicted (past trends show that the number of dwellings permitted is always less than the number completed). The Council will also continue to work with developers to enable the least viable, typically more central, sites to come forward which should help ensure that any development of the more peripheral sites does not hinder any regeneration objectives.”</i>	To update the document in light of the most recent evidence.
MAJ19.	Paragraph 7.1.21-7.1.24 (formerly 7.1.17-7.1.20)	139	Paragraphs renumbered		Formatting change in line with above amendments.
MAJ20.	Paragraph 7.1.22 (formerly paragraph 7.1.18)	139	Amended text	Replace <i>“...start of the Plan period in 2014...”</i> with <i>“...start of the Plan period in 2016...”</i>	To update the document in light of the most recent evidence. Edge Analytics suggest changing the plan period so that it aligns with the forecast period.
MAJ21.	Paragraph 7.1.16	138	Delete Bullet	Delete bullet <i>“and, through bringing vacant properties back into use”</i>	New paragraph added (7.1.27) which replaces it.
MAJ22.	Paragraph 7.1.23, second sentence	139	Additional sentence	<i>“As the housing requirement has changed since the latest HLS was produced an update is included in the Local Plan Housing Topic Paper.”</i>	Factual update.
MAJ23.	Figure 14	140	Chart amended	Deletion of <i>“other deliverable sites”</i> column from chart. Increases to the emerging allocations and extants column in light of this change.	To make the chart clearer. The “other deliverable” sites column previously included has been divided between the emerging allocations and extant permissions columns in line with the

					Housing Topic Paper.
MAJ24.	Policy H1	140	Amended wording	Replace "...at least 133 net additional dwellings per year over the Plan period 2014/15 ..." with "at least 119 net additional dwellings per year over the Plan period 2016/17 ..."	To update the document in light of the most recent evidence.
MAJ25.	Paragraph 7.1.27	141	Additional paragraph	"As the Council does not have a Strategy document for bringing empty homes back into beneficial use at present (e.g. which sets out a methodology and financing for such projects across the Borough), Local Plan examinations elsewhere indicate that the housing requirement should not be reduced to take into account such stock (reducing the need for additional new housing)."	To explain why adjustments have not been made to the housing requirement to account for bringing empty homes back into use.
MAJ26.	Former Paragraphs 7.1.6-7.1.8	136	Deletion	"The Council produced a Housing Land Statement (HLS) in 2016 which set out the methodology for calculating OAN in the Borough over the Plan period. The document was based on the most up-to-date evidence available at the time and used CLG 2012 household projections as a starting point. The HLS supported the Council's Strategic Housing Market Assessment (SHMA), produced in 2016 by ARC4. Both documents informed the housing requirement in the Local Plan Publication Draft (a minimum of 105 dwellings a year). In July 2016, following the production of the Local Plan Publication Draft, the Government released updated household projections (CLG 2014 household projections). In light of the new CLG projections, and taking into account comments made on the Local Plan Publication Draft by consultees, the Council commissioned Arc4 to produce a SHMA Addendum Document to review and update the OAN and housing requirement methodology and figures for the Borough."	To update the document in light of the most recent evidence
MAJ27.	Former Paragraphs 7.1.11- 7.1.15	136	Deletion	"Arc4 has therefore considered a number of different adjustments using POPGROUP modelling and recommends that the baseline figure is adjusted upwards, in line with PPG Paragraph 21-018, to take into account future employment growth forecasts. The SHMA Addendum recommends an OAN figure of between 65 and 133 dwellings per year. The Council considers the higher end of the scale to be the most appropriate and proportionate to support economic growth over the plan period. It also considers this target to be achievable given the amount of land that is available in the Borough for development. The challenge will be for developers to deliver housing on such land in a timely manner. The Local Plan therefore sets a housing requirement for a minimum of 133 net additional dwellings per year over the Local Plan period. This equates to a minimum of 2261 dwellings between 2014/15 and 2030/31. The housing requirement is not a ceiling and additional housing will be accepted where it accords with the Development Plan. Taking this figure forward assumes that economic activity rates in the Borough will increase by the year 2020 to 78% in line with Local Economic Partnership targets. Further information regarding the methods used for calculating OAN can be found in the SHMA Addendum 2017"	