

Policy CS20 – Housing Contingencies

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If alternative sites sufficient to provide an ongoing five-year supply to 2023 have not obtained planning permission by 2018, the Council will undertake a review of the Borough's ongoing housing land supply to seek additional developable sites within the existing urban area and then, if sufficient developable sites cannot be identified within the existing urban area, by considering the need to identify sites for housing development within the Green Belt sufficient to maintain an ongoing five year supply of deliverable housing land over the remainder of the plan period to 2028. Following this review, sites in the Green Belt will only be considered in a site-specific Local Plan where:

- they are required to maintain an ongoing five year supply of deliverable housing land;
- the site is considered to be the most suitable, taking account of the five purposes of including land within the Green Belt in the National Planning Policy Framework;
- the site would follow clearly defined boundaries, using physical features that are readily recognisable and likely to be permanent, without compromising the integrity of the surrounding landscape;
- the site would be well-related to an existing Settlement Area in terms of setting, visual impact, infrastructure, access to services and a choice of means of transport;
- the development would not compromise the local priorities set out in Policies CS4 to CS11; and
- the development would be consistent with wider sub-regional priorities for continued regeneration at the core of the Liverpool City Region.

Development proposals will be expected to comply with the requirements of Policy CS42.

20.23 The principal areas of uncertainty identified through public consultation relate to the scale and timing of future development and the ability to continue to deliver housing within the previous regeneration priority areas associated with the Newheartlands Pathfinder. The impact of these and other changes over time will be subject to continued annual monitoring but provision must be made if the level of development anticipated at these sites can no longer be achieved.

20.25 The purpose of the Green Belt in national policy is to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. The consideration of individual sites will, wherever possible, be undertaken as part of a wider sub-regional review of Green Belt boundaries, to provide a co-ordinated approach based on joint working across the sub-region and with adjoining authorities. Any future review of sites suitable for housing will also be combined with a review of requirements for employment, retail and open space.