

TO: PLANNING COMMITTEE – 21ST SEPTEMBER 2005

SUBJECT: SUPPLEMENTARY PLANNING DOCUMENT: MANAGING HOUSING SUPPLY

FROM: PLANNING & ENGINEERING

1. PURPOSE OF REPORT

- 1.1 To inform members of the implications of the emerging supplementary planning document on decisions that may be taken at this meeting.

2. BACKGROUND

- 2.1 Members will be aware that at its meeting on 12th September 2005, the Executive considered a revised draft of a new supplementary planning document (SPD) "Managing Housing Supply". The SPD aims to limit the overprovision of new housing within the district in accordance with policies CF3 and CF6 in the Regional Spatial Strategy, policy H.1 in the Warwickshire Structure Plan and policies UAP1 and SC8a in the Warwick District Local Plan (Revised Deposit Version). It does this by restricting the location and/or type of new windfall housing permissions granted by the Council.
- 2.2 At the time of writing this report, the outcome of this meeting was not known. If the Executive approves the SPD for development control purposes (and subject to any such decision being brought into effect following the Council's normal procedures for calling-in decisions of the Executive), then the SPD becomes a material consideration and may be relevant to certain applications that are on the agenda of this meeting.
- 2.3 Members will be advised at the meeting in relation to individual applications where this is the case. Where the SPD is relevant, members should be advised that in addition to the relevant planning policies listed in the report, the following additional policies are relevant to the application.

Regional Spatial Strategy

- CF3 – Level and distribution of new housing development
- CF6 – Managing housing land provision

Warwickshire Structure Plan

- GD.3 – Overall development strategy
- H.1 – Provision of housing land

Warwick District Local Plan – Revised Deposit Version

- UAP1 – Directing new housing
- SC8a – Managing Housing Supply

- 2.4 Where the SPD is a relevant material consideration, this may change the recommendation that I wish to make to you. In many instances, the existence of the SPD will mean that, regardless of other site specific factors, the application should be **refused**. Where this is the case, the recommended refusal reason will be as follows:-

The application is for a windfall housing development that does not meet one of the criteria set out within the Council's supplementary planning document: "Managing Housing Supply". This policy seeks to limit the overprovision of new homes in the District in accordance with policies CF3 and CF6 in the Regional Spatial Strategy, policy H.1 in the Warwickshire Structure Plan and policies UAP1 and SC8a in the Warwick District Local Plan (Revised Deposit Version). To permit the development would, therefore, be contrary to the aforementioned policies.

- 2.5 There may be cases before the Committee tonight where the policy should not be applied. These are as follows:-

1. applications for reserved matters where the principle of housing has previously been established through an outline approval,
2. uses such as residential homes, hostels, student halls of residence and "granny annexes".
3. Housing proposals for the conversion of existing housing where there is no net increase in the number of dwelling units and no new build proposals.

(2 and 3 above are identified in the SPD as being specifically excluded from the wording of the policy.)

- 2.6 Furthermore, it would not, in my opinion, be appropriate to apply the policy to applications that have previously been considered by this committee, but where the decision was deferred e.g. for a site visit or any other reason. In these cases, the report will address (where necessary) any additional information specifically requested by members at the time of the deferment and the original recommendation will be maintained.
- 2.7 If the SPD is not approved by the Executive, or if it is approved but the decision is called-in by members for consideration at Full Council, then it would not be appropriate, in my view, to give any weight to the policy at the present time.

3. POLICY AND BUDGET FRAMEWORK

- 3.1 The SPD accords with the Council's programme for the preparation of planning documents in the Local Development Scheme and with the recently approved Revised Deposit Local Plan. The policy of housing restraint may, however, have an impact upon the Council's aim of increasing the supply of affordable housing. In order to reduce this impact, the policy allows schemes for 100% affordable housing and seeks the maximum contribution towards affordable housing on sites which may be permitted under the policy. The policy takes into account the aims and objectives of the Community Plan in making exceptions for schemes which assist in the regeneration of Old Town, one of the most deprived areas of the District, and town centres.

- 3.2 There are no budgetary implications for the policy which will be implemented using existing resources.

4. **RECOMMENDATIONS**

- 4.1 That the report be noted.

John Archer
Head of Planning & Engineering

BACKGROUND PAPERS

Warwick District Local Plan: Revised Deposit Version. Approved by Council May 2005
Local Development Scheme. Approved by Executive December 2004
Annual Monitoring Report. Approved by Scrutiny Committee December 2004
Report to Executive on Managing Housing Supply SPD – 13th June 2005
Report to Planning Committee, 12th July 2005

Areas in District Affected:	All
:Key Decision:	No
Included in Forward Plan:	Yes

For further information about this report please contact:

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