

TO: **PLANNING COMMITTEE – 12th JULY 2005**

SUBJECT: **SUPPLEMENTARY PLANNING DOCUMENT: MANAGING HOUSING SUPPLY**

FROM: **PLANNING & ENGINEERING**

1. PURPOSE OF REPORT

To advise members of the Consultation Draft of the Supplementary Planning Document for Managing Housing Supply and the arrangements for its implementation.

2. BACKGROUND

2.1 This Supplementary Planning Document (SPD) is one of five which is identified in the Council's approved Local Development Scheme covering the period 2004-2007. Its purpose is to provide further planning guidance to ensure that the supply of housing meets requirements set out in the Warwickshire Structure Plan and the Regional Spatial Strategy.

2.2 Supplementary Planning Documents (SPD's) are intended to expand upon policy or provide further details to policies in Development Plan Documents but do not have development plan status. They must be informed by extensive community involvement and sustainability appraisal but are not subject to independent examination. This SPD expands upon the new Policy SC8a (Managing Housing Supply) in the Revised Deposit Version of the Local Plan. It was agreed in draft form by Executive Committee on 13th June and public consultation is currently taking place for a five week period ending on 5th August. Following this, Officers will consider the representations, amend the policy where appropriate and present a final SPD to the Executive Committee in September or October. The SPD policy will then be adopted for development control purposes.

3. THE OVER SUPPLY OF HOUSING IN WARWICK

3.1 Local Plan Policy SC8a (in the Revised Deposit Version) states that, in the case of a significant over supply of housing, the Council will produce a Supplementary Planning Document to regulate the further supply of windfall sites. The Annual Monitoring Report of 2004 showed that the oversupply of housing in relation to

the Structure Plan target of 8,000 dwellings could amount to 25% if windfall sites continue to come forward at the current rate.

- 3.2 Recent advice from the government dated 16th June states that local planning authorities should now take into account the housing figures in the Regional Spatial Strategy. Although these currently take the form of totals for the county only, government advice is that these should be applied according to the District proportions in the Structure Plan. This gives Warwick a housing requirement of 4,624 dwellings between 2001 and 2011 which compares with completions and commitments for that period of 5,636, an over supply of 22%. If an allowance is made for further windfall sites to come forward at the current rate, the housing over supply could be as high as 56%.

4. THE POLICY FOR REGULATING THE FURTHER SUPPLY OF WINDFALL SITES

- 4.1 The SPD Policy aims to reduce the flow of new windfall sites by allowing for the grant of new permissions only for housing developments which meet a specific local need or objective. The types and/or location of housing which meets these aims include:

- housing in town centre mixed use schemes which support the vitality and viability of the town centres of Warwick, Leamington Spa or Kenilworth;
- housing development which supports the regeneration of Old Town, Leamington Spa; and
- housing which meets a specific local need and/or is not generally available on the open market.

- 4.2 The Consultation Draft of the SPD is attached as Appendix 1.

5. IMPLEMENTATION OF THE POLICY

- 5.1 The policy will come into effect when the final version of the SPD is approved by Executive, possibly in September. It will affect delegated decisions made after the date of that Executive and those made at the Planning Committees which follow that Executive. However the policy will **not** be given weight in determining applications for reserved matters where the principle of housing has previously been established through an outline approval.

- 5.2 I would ask you to note that it would not, in my view, be appropriate to give any weight to the policy before it has been approved by the Council following public consultation.

- 5.3 The policy will only be applied to applications for residential uses where the additional dwellings are self-contained units of accommodation. It excludes uses

such as residential homes, hostels, student halls of residence, “granny annexes”, and supported housing where an element of care is provided.

6. POLICY AND BUDGET FRAMEWORK

- 6.1 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.
- 6.2 There are no budgetary implications for the policy which will be implemented using existing resources.

7. RECOMMENDATIONS

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

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

For further information about this report please contact:

Contact Officer: Sally Jones

Tel: (01926)456330 (Direct Line)

E-mail sally.jones@warwickdc.gov.uk