

CARLISLE CITY COUNCIL

Report to:- **COUNCIL**

Date of Meeting:- 17th January 2006

Agenda Item No:-

Public	Policy	Delegated: Yes
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Accompanying Comments and Statements	Required	Included
Environmental Impact Statement:	No	No
Corporate Management Team Comments:	No	No
Financial Comments:	No	No
Legal Comments:	No	No
Personnel Comments:	No	No
Impact on Customers:	No	No

Title:- **HOUSING MORATORIUM: UPDATE**

Report of:- **Head of Planning Services**

Report reference:- **P.01/06**

Summary:-

This report updates the Council with regard to the decision taken by the Development Control Committee on the 16 December 2005 with regard to the Housing Moratorium in the Rural Area. The Committee resolved: "That the City Council be advised that it is the recommendation of the Development Control Committee that the Moratorium Policy be lifted." The original Committee Report P.45/05 is attached

Recommendation:-

That the City Council should lift the Moratorium Policy.

Alan Eales
Head of Planning Services

Contact Officer: Alan Eales

Ext: 7190

Note: in compliance with section 100d of the Local Government (Access to Information) Act 1985 the report has been prepared in part from the following papers: P.36/04 Report to Development Control Committee; Cumbria and Lake District Joint Structure Plan 2001-2016 Examination in Public Report to the Panel; ODPM Letter-Government's response to the Barker Review of Housing Supply 06/12/05.

1.0 BACKGROUND

- 1.1 Members of Development Control Committee received Report P.36/04 on the 16th July 2004. The report set out the number of planning permissions already granted in relation to the supply figures, set out in Regional Planning Guidance and the Structure Plan.
- 1.2 Members resolved to introduce the moratorium from the 17th July 2004, but with a number of exceptions. Most notable of the exceptions was the fact that any planning application which was already registered before that date would be considered as if the moratorium was not in effect. This meant that there would still be a number of permissions being granted in the rural area over the first few months following the meeting.

2.0 CURRENT POSITION

- 2.1 Officers were also requested to provide Members with regular updates on the position regarding permissions as part of its monitoring process. Officers have monitored the number of permissions being granted on a monthly basis and it is apparent from the table below that the impact of the policy took the greatest effect from November 2004.

Number of dwelling units granted permission in rural area:

2004

APR	28	MAY	9	JUN	35	JULY	20
AUG	8	SEPT	2	OCT	40	NOV	1
DEC	6						

2005

		JAN	1	FEB	17	MAR	1
APR	-1	MAY	6	JUN	15	JULY	-1
AUG	2	SEPT	1	OCT	3	NOV	0

- 2.2 When this information is combined with the number of dwellings completed over the same period it can be seen that the stock of residential planning permissions in the rural area has fallen from 541 at April 2004 to 495 (as at 1/12/05).
- 2.3 This number of permissions is then considered against the supply provided for by the Structure Plan. At the time of preparing the initial report in 2004 the Structure Plan was being revised and the context was set by the restrictive figures in Regional Planning Guidance. Since writing that report Regional Planning Guidance has been given additional weight as part of the Development Plan under the new Planning and Compulsory Purchase Act 2004, and the Structure Plan has progressed close to becoming an Approved Plan.
- 2.4 At the time of the original moratorium report the Structure Plan Proposed Changes was indicating a supply of 60 permissions per year for the rural area. The supply position set by the Examination in Public Panel's report into the Structure Plan (similar to an Inspector's report following a Local Plan Inquiry) is 65 permissions per year for the rural area.
- 2.5 Planning Policy Guidance Note 3: Housing provides guidance to Local Authorities that a 5-year supply of permissions should be maintained. For comparison the supply position at April 2004 and December 2005 are shown below.

Date	Number of dwellings with permission not started or under construction	Structure Plan provision	No. of years supply available
1/4/04	541	65/yr (60/yr at time of writing)	8.3 (9)
1/12/05	495	65/yr	7.6

3.0 CHANGING CIRCUMSTANCES

- 3.1 Under the Planning and Compulsory Purchase Act 2004, Regional Planning Guidance must be reviewed and be replaced by a Regional Spatial Strategy (RSS). County Structure Plans are to be removed from the system. As a result it is the RSS that will provide the districts with their supply of housing. During the process of review an informal consultation takes place before the RSS is submitted to the Secretary of State. This has just occurred.

- 3.2 The RSS indicates an increase in housing supply for Carlisle's rural area up to 90 dwellings per annum. This is backdated to 2003. If the provision rises to 90 dwellings per year the overall supply figure for the rural area of the district is reduced to 5.5 yrs compared to the table on page 3.
- 3.3 As a result of the reduction in the number of permissions granted, the confirmation of supply in the Structure Plan and the changing Regional Guidance, Officers consider that a review of the moratorium policy would be appropriate. Officers are, however, advising Members that a cautionary approach should be employed as the last time Regional Planning Guidance was submitted to the Secretary of State 15% of the housing figures were removed from the Plan.
- 3.4 Officers consider that a partial relaxation of the moratorium policy should apply to the Key Service Centres of Brampton and Longtown. Both these centres are currently identified as Key Service Centres within the Structure Plan having undergone a lengthy review process. Considerable material weight can be given to the role of these two centres, including providing locations for new housing. The Local Plan has further stages to undertake (including Inquiry) before the local centres defined in that plan are given greater material weight in planning terms.
- 3.5 At the time of writing the report the ODPM have issued the Government's response to Kate Barker's Review of Housing Supply. This is an extensive report along with a consultation document on PPS3, a new version of PPG3: Housing. Officers have not had the opportunity to digest the information contained in this report. However the covering letter from ODPM contains the following paragraph:

"There is an imperative to provide homes where they are needed now, but it will take time for regional spatial strategies and local development frameworks to be revised in the light of the Government's objectives and PPS3. In the meantime however, local planning authorities may act straight away by considering the contribution an application for residential development can make to improving affordability and the Government's other housing objectives"

Members will be updated verbally on any further information which clarifies this position at the meeting.

4.0 RECOMMENDATION

- 4.1 It is recommended that the Development Control Committee request the Executive partially lift the Moratorium Policy in relation to the Key Service Centres of Brampton and Longtown.

Alan Eales
Head of Planning Services

Contact Officer: Chris Hardman

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EXCERPT FROM THE MINUTES OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON 16 DECEMBER 2005

DC.132/05 *HOUSING MORATORIUM: UPDATE

The Head of Planning Services presented Report P.45/05 updating Members on the provision of residential planning permissions within the rural part of Carlisle District.

Officers had monitored the number of permissions being granted on a monthly basis, from which it was apparent that the impact of the policy took the greatest effect from November 2004. When that information was combined with the number of dwellings completed over the same period it could be seen that the stock of residential planning permissions in the rural area had fallen from 541 at April 2004 to 495 (as at 1 December 2005). That number of permissions was then considered against the supply provided for by the Structure Plan.

At the time of the original moratorium report the Structure Plan Proposed Changes was indicating a supply of 60 permissions per year for the rural area. The supply position set by the Examination in Public Panel's report into the Structure Plan was 65 permissions per year for the rural area.

Planning Policy Guidance Note 3: Housing provided guidance to Local Authorities that a five year supply of permissions should be maintained. For comparison the supply position at April 2004 and December 2005 was –

Date	Number of permissions granted	Structure Plan	No of years supply
1/4/2004	541	60	9.0
1/12/2005	495	65	5.5

Under the Planning and Compulsory Purchase Act (2004) Regions as Planning Guidance must be reviewed and replaced by a Regional Spatial Strategy (RSS) which would provide the districts with their supply of housing.

The RSS indicated an increase in housing supply for Carlisle's rural area up to 90 dwellings per annum, backdated to 2003. If the provision rose to 90 dwellings per year the overall supply figure for the rural area of the district was reduced to 5.5 years compared to the table above.

As a result of the reduction in the number of permissions granted, the confirmation of supply in the Structure Plan and the changing Regional Guidance, Officers considered that a review of the Moratorium Policy would be appropriate.

The Head of Planning Services further reported the receipt of a letter dated 6 December 2005 from the Office of the Deputy Prime Minister which stated that "there is an imperative to provide homes where they are needed now, but it will take time for regional spatial strategies and local development frameworks to be revised in the light

of the Government's objectives and PPS3. In the meantime however, local planning authorities may act straight away by considering the contribution an application for residential development can make to improving affordability and the Government's other housing objectives."

In light of the above he suggested that Members may wish to relax the Moratorium in total and refer the decision to full Council.

RESOLVED – That the City Council be advised that it is the recommendation of the Development Control Committee that the Moratorium Policy be lifted.