

CARLISLE CITY COUNCIL

Report to:- Carlisle City Council

Date of Meeting:- 1st May 2012

Agenda Item No:-

Public

Title:- INTERIM PLANNING STATEMENT

Report of:- DIRECTOR OF ECONOMIC DEVELOPMENT

Report reference:- ED.20/12

Summary:-

This report sets out an Interim Planning Statement to provide guidance on how the Council will address the shortage of deliverable housing land until new planning policies are in place.

Recommendation:-

That Council adopt the Interim Planning Statement as a material planning consideration to be used when considering planning applications.

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Jane Meek

Director of Economic Development

19 April 2012

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: Executive Report ED.13/12

1. BACKGROUND INFORMATION AND OPTIONS

- 1.1 The Executive considered report ED.13/12 which sets out an Interim Planning statement to provide planning policy guidance to address a shortfall in the delivery of new housing. The report is attached.
- 1.2 The Council monitors housing provision through its land allocations and approved planning permissions against approved housing targets. The National Planning Policy Framework (NPPF) advises that local planning authorities should provide sufficient sites to ensure a five year deliverable supply of housing.
- 1.3 Current monitoring indicates that the five year provision is not being achieved. The Interim Planning Statement sets out guidance on how the Council will ensure that it is able to provide sufficient deliverable sites.
- 1.4 At its meeting on the 5th April Executive resolved that: *“That the draft Interim Planning Statement as amended (and including the further amendment detailed above) be approved; and that the Interim Statement be referred to Council on 1 May 2012 for use as a material planning document.”*
- 1.5 The amendment referred to the fact that PPS3 had been superseded by the NPPF however provision of a five year supply is still required. An additional amendment was required to the first line of the Statement. An amended statement in line with Executive’s resolution is included at Appendix 1 of this report.

2. CONSULTATION

- 2.1 Consultation to Date.
See consultation and responses in report ED.13/12 attached.
- 2.2 Consultation proposed.
No further consultation is proposed.

3. RECOMMENDATIONS

That Council adopt the Interim Planning Statement as a material planning consideration to be used when considering planning applications.

4. REASONS FOR RECOMMENDATIONS

In order to help address the current deficiencies in the 5 year supply of new housing.

5 IMPLICATIONS

- Staffing/Resources – Any actions arising from this report will be accommodated within the resources of the planning teams.
- Financial – There are no financial implications arising
- Legal – The Interim Planning Statement is not viewed as being part of the Planning Policies reserved to Full Council by Article 4 of the Constitution given its interim status. However, from a legal and planning perspective, the document becomes more robust, in terms of challenge, the more consultation it has been subject to and buy-in by elected Members. The planned route for the document provides that it be consulted upon and its ultimate referral to Council, through the Executive, ensures that the document has the fullest backing possible by the elected Members of the Council.
- Corporate – An interim planning statement would help to deliver growth and support the Council's corporate objectives
- Risk Management – Without this planning statement there is a risk that new housing could be determined by planning appeals without appropriate guidance on relevant planning issues
- Equality and Disability – No issues arise
- Environmental – Environmental considerations would be taken into account when considering any planning applications brought forward
- Crime and Disorder – Not/applicable
- Impact on Customers – The proposed draft policy would help improve the quality of advice to customers

Impact assessments

Does the change have an impact on the following?

Equality Impact Screening	Impact Yes/No?	Is the impact positive or negative?
Does the policy/service impact on the following?		
Age	No	
Disability	No	
Race	No	
Gender/ Transgender	No	
Sexual Orientation	No	
Religion or belief	No	
Human Rights	No	
Health inequalities	No	
Rurality	No	

If you consider there is either no impact or no negative impact, please give reasons:

This report relates to the development of a proposed IPPS. The policy statement would apply to all applications in a uniform manner.

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If an equality Impact is necessary, please contact the P&P team.

**Draft
Interim Planning Policy Statement
for New Housing Development in Carlisle**

In the absence of a 5-year supply of housing land as defined by the National Planning Policy Framework, the Council will consider proposals for new housing development on land currently excluded from housing development either through other designated use or outside existing settlement boundaries against the following set of criteria:

- a) sites in Carlisle, Brampton or Longtown within the urban fringe should adjoin the edge of the existing built up area or
- b) sites in Local Service Centres should adjoin an existing settlement boundary, and
- c) it should be well related to the built framework of the existing settlement, and
- d) it should not result in a prominent intrusion into the countryside, and
- e) it should not result in settlements merging, and,
- f) it should not detract from the landscape character of the area as contained in the Cumbria Landscape Strategy; and
- g) it should not cause harm to some other overriding policy objective.

Proposals will be required to demonstrate that the site will be deliverable within the five year supply period relevant to the date of submission of a planning application.

Proposals must be in line with the Council's emerging Core Strategy once it has reached Preferred Options stage.

Note: This interim policy supplements the saved housing policies of the Carlisle District Local Plan 2011-16 and should only be used in the absence of a 5-year supply of housing land. This policy does not supersede all saved policies in the Local Plan and should be interpreted in conjunction with them.

Adopted xxxxx 2012