

BROMSGROVE DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

15TH APRIL 2010

MANAGING HOUSING SUPPLY

Responsible Portfolio Holder	Councillor Mrs J Dyer
Responsible Director	John Staniland Executive Director – Planning, Regeneration and Housing Services
Non-Key Decision	

1. SUMMARY

- 1.1 The purpose of this report is to set out housing supply issues within the district following the publication of the RSS Panel Report and consider the formal revocation of SPG10.

2. RECOMMENDATION

- 2.1 Members agree to formally lift the moratorium and revoke SPG10 managing housing supply in the district of Bromsgrove.

3. BACKGROUND

- 3.1 The panel's Report into the Phase 2 Revision of the Regional Spatial Strategy (RSS) was published on 29th September 2009. This proposes an allocation of 4,000 homes for Bromsgrove District for the period 2006-2026. In addition the Panel recommended the possibility of delivering a further 2000-3000 homes in the final 5 years of the plan period through a Core Strategy review if required. The Panel Report provides greater certainty for all and enables the Council to plan for the delivery of 4,000 homes through the Core Strategy. It is planned that the next draft of the Core Strategy will contain strategic site allocations and will be published for consultation later 2010. The strategic sites included will be large sites around Bromsgrove Town that are fundamental to the delivery of the strategy.
- 3.2 In accordance with PPS3 local authorities should be able to demonstrate a five year supply of land for housing. Taking into account completions since 2006 and current commitments the council has only a 2.15years supply of land for housing (at April 2009) against the figures recommended with the Panel Report. The Council is therefore currently not in a position where windfall development should be refused on the grounds of housing over-supply. This was emphasised at appeal where in September 2009 an Inspector granted permission for 5 dwellings at 37 Western Road, Hagley (APP/P1805/A/09/2101976) and in addition awarded costs to the applicant.

Part of the reason for awarding costs was that the Inspector considered the Council had an “*unwillingness, in the course of considering the application, to have regard to the Minister’s view of the status of the RSS Review and to disregard a recent appeal decision that differed from the stance taken by earlier decisions, runs counter to the guidance in PPS3 paragraph 53, that housing land supply should take account of the level of housing provision proposed in the emerging RSS.*”

- 3.3 Members may remember that housing supply issues were discussed at the LDF Working Party on 15th October 2009. Since this time officers have not enforced the moratorium and therefore planning permission has been granted for some market housing. 80 dwellings have been granted permission with 72 of these on the old school site on Tanyard Lane.
- 3.4 Continuing to grant permission for non strategic windfall development is not considered to be a significant risk to the Council’s emerging Core Strategy. The Council’s Strategic Housing Land Availability Assessment (SHLAA) identifies that there is limited capacity for windfall development in the district due to Green Belt boundaries being tightly drawn around settlements. If all of the brownfield sites within the SHLAA came forward approximately 400 homes could be delivered. It is important to remember that other policies in local, regional, and national guidance will still be used when determining planning applications for housing which could also effect the numbers of permissions being granted.
- 3.5 It is considered that this level of development would not undermine the Council’s strategy for growth around the Bromsgrove Town. There is no policy basis for a moratorium and therefore SPG10 should be deleted. Officers will continue monitor the levels of windfall development closely and will update the 5 year land supply position once the Housing Land Availability document has be completed in April 2010.

4. FINANCIAL IMPLICATIONS

- 4.1 As previously stated, it is considered that maintaining the position of housing over-supply has the potential to lead to further costs being awarded against the Council by inspectors at future planning appeals.

5. LEGAL IMPLICATIONS

- 5.1 Refusing planning applications on the basis of the polices contained within SPG10 would potentially leave the council open to challenge and lead to more planning appeals being allowed.

6. COUNCIL OBJECTIVES

- 6.1 **Objective 1 Regeneration - Priority Housing**

Releasing the moratorium would lead to an increase the supply of new housing being developed in the district

7. RISK MANAGEMENT INCLUDING HEALTH & SAFETY CONSIDERATIONS

7.1 The main risks associated with the details included in this report are:

- Refusing planning applications on the policy SPG10 would lead to many allowed appeals and possible costs awarded against the council.

7.2 These risks are being managed as follows:

Risk Register: Planning and Environment
Key Objective Ref No: 6
Key Objective: Effective, efficient, and legally compliant Strategic planning Service

8. CUSTOMER IMPLICATIONS

8.1 None

9. EQUALITIES AND DIVERSITY IMPLICATIONS

9.1 None

10. VALUE FOR MONEY IMPLICATIONS

10.1 None

11. CLIMATE CHANGE AND CARBON IMPLICATIONS

11.1 Modern building practices and techniques should mean new housing development will be more energy efficient than much of the existing housing stock in the district.

12. OTHER IMPLICATIONS

Procurement Issues	None
Personnel	None
Governance/Performance Management	None
Community Safety including Section 17 of Crime and Disorder Act 1998	None

Policy	Removal of the moratorium will allow housing development to come forward.
Biodiversity	None

13. OTHERS CONSULTED ON THE REPORT

Portfolio Holder	No
Chief Executive	No
Executive Director – Planning, Regeneration and Housing Services	Yes
Executive Director – Section 51	No
Executive Director and Deputy Chief Executive	No
Director of Policy Performance and Partnerships	No
Head of Planning and Regeneration	No
Head of Resources	No
Head of Legal, Equalities & Democratic Services	No
Corporate Procurement Team	No

14. WARDS AFFECTED

All Wards

15. APPENDICES

None

16. BACKGROUND PAPERS

SPG 10 - managing housing supply in the district of Bromsgrove
RSS Phase 2 revision EIP inspectors report.

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