LDF WORKING PARTY

Nicholson Room, Copeland Centre, 4.30pm Wednesday 26 April 2017

Members present:
Cllr David Riley (DR) (Chair)
Cllr John Dirom (JD)
Cllr Allan Holiday (AH)
Cllr Michael McVeigh (MM)
Cllr John Kane
Cllr Brian O'Kane (BO'K)

Officers present:
Charlotte Brown (CB)
Nick Hayhurst (NH)
Chris Hoban (CH)
Paul Wheatley (PW) from Arup

ITEM	SUBJECT	ACTION
1.	**Apologies for absence** Cllr John Bowman (JB)	
2.	**Declarations of Interests in Agenda Items** No declarations of interest were declared.	
3.	**Minutes of the meeting held 24 August 2016** Minutes agreed as an accurate record.	
4.	**Interim Housing Policy** CH and PW introduced the background to this piece of work as follows: • The Council has a requirement to maintain a five-year supply of housing. The delivery target is for 230 dwellings per year (with an uplift to 300 per annum from 2018-19) equalling 1,150 (1,500 using the uplift figure) over a five-year period and 3,450 over the whole plan period of 15 years (4,500 using the uplift figure). • The Council commissioned a piece of work towards the end of 2016 to identify whether the Council can demonstrate that it has enough deliverable sites to meet the five-year housing land supply requirement outlined in the Core Strategy. • The findings of that piece of work concluded that the Council is in fact unable to demonstrate this five-year housing land supply and because of this, the housing policies outlined within the Core Strategy are now deemed out of date, including Copeland's settlement boundaries. • The Council has delivered significantly lower numbers of completions than the target and has only achieved or surpassed its target on four occasions over the last 20+ years. The Council can only currently demonstrate 2 years and 3 months' worth of housing supply across the five-year period. • There are many reasons behind this shortfall including, for example, only one volume builder currently building homes in Copeland and few of the larger developers being interested in building in	

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	Copeland/West Cumbria, and remediation work across many pieces of land in Copeland potentially being expensive and therefore affecting the viability of a scheme.	

- The implications of the shortfall mean that the housing policies outlined within the Core Strategy will carry less weight when making decisions on development proposals and planning applications coming forward. The Council has therefore developed a draft Interim Housing Policy which is presented to LDF Working Party Members for discussion.

- For the short-term, the Interim Housing Policy will help guide decision making in the Borough while the Local Plan housing policies are deemed out of date (these policies are listed under section 3.3 of the draft Interim Housing Policy paper).

- The weight of the Interim Housing Policy will be limited yet the policy will support the Local Planning Authority in continuing to determine planning decisions. The nature of planning approvals may change in light of this and it is important for Members to be aware of this.

- The Council needs to provide the right type of housing to meet future needs including executive homes, adaptable and/or affordable housing. There is a need to attract people to live and work in the borough. The Council needs to be more aspirational about what it can offer.

Members then discussed Criteria A through to L of the draft Interim Housing Policy in detail. These criteria are proposed to form part of the decision making process for Officers and Planning Panel Members when determining planning applications for the short-term, as the Local Plan is reviewed and refreshed. As settlement boundaries are out of date it was acknowledged that the Interim Housing Policy could apply to some areas currently without settlement boundaries including, for example, Low Moresby and Sandwith.

Members agreed that they do not wish to see excessive intrusion into the open countryside nor do they wish to approve development that would have an adverse impact on the Lake District.

Mechanisms such as self-build can support house building in Copeland yet not in the figures the Council needs to demonstrate a five-year housing land supply. Similarly, although some Registered Providers (RPs) are moving into commercial and open market housing they are still at very early stages of developing their business models in this area.

The potential pause in the delivery of the Moorside development will not

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	have an impact on this shortfall as housing construction workers is being considered separately. The council has not been meeting its target for some time now regardless of Nationally Significant Infrastructure Project (NSIP) activity. Following discussion around the criteria LDF Working Party Members agreed that, with a minor amendment, the Interim Housing Policy be presented to Full Council in May for approval.	
5.	**Copeland Local Plan Timescales and Work Programme** Members were informed that the next steps during the implementation of the Interim Housing Policy is to update the Local Plan. The Strategic Planning team was in the process of producing the Site Allocations and Policies Plan updated Preferred Options due to be consulted on in April 2017. However, following the findings of the five-year housing land supply position the team considers that it would be better to pause that piece of work and update various pieces of evidence bases and site allocations to help inform a review of the Core Strategy. This would then enable the Core Strategy and Site Allocations to be produced together as Preferred Options and then a final draft Local Plan. CH presented a spreadsheet highlighting a new Local Plan work programme with timescales for delivery. Members agreed with this approach and recommended that the Copeland Local Plan Timescales and Work Programme should be presented to Full Council in May for approval.	
6.	**Date and time of next meeting** To be confirmed.	**ALL**