

STRATFORD-ON-AVON DISTRICT COUNCIL STATEMENT ON MANAGING HOUSING SUPPLY

Local Plan Policy

Policy STR2 of the Local Plan Review (as proposed to be adopted) states that:

'Planning permission will not be granted for housing proposals which would lead to or exacerbate significant over-provision of housing in relation to the requirements of the Regional Spatial Strategy, either individually or cumulatively. Exceptionally, proposals for housing which will have appreciable benefits for the local community and environment will be permitted. The circumstances in which proposals may be permitted will be defined in detail in a Supplementary Planning Document.'

The policy enables the District Council to refuse planning permission for dwellings on the basis of significant overprovision against the RSS housing requirement. For the purpose of the policy the point at which overprovision is deemed to be significant is 10% above the 2001-2011 requirement (475 dwellings). However the policy also allows scope for proposals which will have positive value for the local community and environment.

These provisions were included in Policy STR.2 in the Further Modifications approved by Council on 27 February 2006. The provisions of the Further Modifications were also approved for the purposes of development control at the Council meeting on 27 February. Representations received on the Further Modifications have now been considered and the Council, at its meeting on 12 June 2006, resolved to confirm the further modifications adopt the Plan with effect from 14 July 2006.

Monitoring of Housing Supply

In accordance with arrangements approved by the Council's Executive monitoring data has been produced, which assesses permissions and completions as at 31 March 2006 together with anticipated future provision. This is shown in Table 1 below.

**Table 1 - Stratford-on-Avon District
Provision for House Building 2001-2011
at 31 March 2006**

	No of Dwellings
Regional Spatial Strategy (RSS) Requirement	
1 Dwellings needing to be built 2001-2011	4752
2 Dwellings built in the District 2001-2006	<u>3288</u>
3 Dwellings needing to be built 2006-2011	<u>1464</u>
Committed Housing Provision	
4 Dwellings being built at 31-3-2006	490
5 Planning permissions not yet commenced by 31-3-2006	1013

Land Allocated for Housing

6	Local Plan Review Proposals not yet subject to planning permission	427
Windfall allowance		
7	Brownfield windfall allowance 2006-2011 - SuA & MRCs	210
Total Provision		
8	Total provision including windfall allowance	2140
Balance against RSS Requirement		
9	Surplus against RSS requirement	<u>676</u>
10	Percentage surplus against RSS requirement	<u>14.2%</u>

This table indicates a projected surplus of supply against the strategic housing requirement, derived from the RSS, of 676 dwellings or 14.2%. This level of overprovision could indicate that the District is meeting the needs of migrant households to a greater extent than that which is planned for in the RSS. The effect of overprovision would be to undermine the aims of the RSS to achieve an urban renaissance in the major urban areas of the region such as Birmingham, Coventry and Solihull. It is important to emphasise that the overprovision is projected rather than actual and the Council has the scope to take action which will reduce the level of overprovision to acceptable levels. If action is not taken now to reduce the rate of housing development then the projected level of overprovision would inevitably increase.

Proposed Action

The provisions of Policy STR.2 will be applied with immediate effect to all applications for housing development received after today's date, i.e. 21 June 2006. It is likely therefore that any such applications received after today's date would be refused planning permission in accordance with Policy STR.2 of the Local Plan Review. These provisions will also be applied to new applications on sites which are allocated in the Local Plan, but remain uncommitted, i.e. do not have planning permission or a Committee resolution of support.

Policy STR.2 does indicate that, on an exceptional basis, proposals which have appreciable benefits for the local community and environment will be permitted. It is intended that the circumstances in which proposals will be permitted will be defined in detail in a Supplementary Planning Document. (SPD). A consultation draft of the SPD will be published shortly, but as an interim measure the criteria set out in the draft SPD will be used to guide the Council's decision making on proposals affected by the provisions of Policy STR.2. An extract from the draft SPD is attached to this statement.

COUNCILLOR STUART BEESE
PLANNING PORTFOLIO HOLDER

PAT REID
HEAD OF PLANNING SERVICES

21 June 2006.

Extract from - Managing Housing Supply – Draft Supplementary Planning Document (June 2006)

- 4.1 The policy guidance set out in this draft SPD aims to reduce the supply of housing sites in the short term by restricting new permissions for residential development to those sites where such development would meet a specific local need or objective and would meet the aims of sustainable development.

THE APPROACH TO MANAGING HOUSING SUPPLY

In order to manage the supply of housing in relation to the strategic housing requirement between 1996-2011, planning permission for housing development will be refused unless one of the following criteria applies:

- 1) The development is solely for affordable housing and accords with Local Plan Review policies COM.13 and, in the case of smaller villages Policy CTY.5.**
- 2) In the case of sites in the Main Rural Centres and Local Centre Villages, the development is a small scale scheme which meets housing needs which have been identified by a local community in accordance with Policy COM.1 of the Local Plan Review.**
- 3) The development is a 'one for one' replacement of an existing permanent dwelling in accordance with Local Plan Review Policy COM.12**
- 4) The development would provide a permanent dwelling for occupation by a rural worker in accordance with Local Plan Review Policy CTY.6**
- 5) The development is for the conversion of a Listed Building where it can be demonstrated that this is the only viable and appropriate means of securing the future of the Listed Building.**
- 6) The development secures a demonstrable environmental benefit through the redevelopment and re-use of a 'bad neighbour' site in accordance with Local Plan Review Policy PR.11.**

Explanation

Housing to Meet Local Needs

- 4.2 Policy CF2 of the RSS indicates that in rural areas the provision of new housing should generally be restricted to meeting local housing needs and/or to support local services. Policy COM.1 of the Local Plan Review enables local communities to plan for and meet their own needs through small-scale schemes for residential and other development. It is important that the opportunity for communities to meet their local needs through Policy COM.1 is retained. Schemes supported by Policy COM.1 will by definition be small scale and to meet local needs and as such they are compatible with the aims of the RSS.

Provision of Affordable Housing

- 4.3 The RSS recognises that insufficient affordable housing is one of the key problems facing the south and east of the region. Through Policy CF.5 local planning authorities are encouraged to seek affordable housing on smaller sites and bring proposals forward through the development plan process. Policy H2 of the Structure Plan includes an indicative figure of 3700 dwellings for the period 1996-2011.
- 4.6 The Council has a longstanding commitment to providing everyone with the opportunity of a decent home and to the provision of affordable housing to meet demonstrated local needs. Affordable housing is included as a key priority in the Stratford-on-Avon Community Plan and in the Council's Corporate Strategy.
- 4.4 Despite recent successes, evidence of local need shows a continuing shortfall of affordable housing in the district. A variety of demographic and social factors, coupled with pressures generated by economic growth and in-migration, mean that a substantial number of low income households are unable to find suitable housing to rent or buy in the private market. Enabling new provision of affordable housing continues to be a key priority for the Council. It is essential therefore that this SPD should allow for the development of sites solely for affordable housing.
- 4.5 Whilst the Council is seeking to restrict permissions on windfall sites it will make an exception for housing which is genuinely affordable to those in local housing need providing that the proposals accords with Local Plan Review policy COM.13 and in the case of rural sites Policy CTY.5. It should be noted that rural exception sites permitted under Policy Cty.5 will still count towards the strategic housing requirement of the RSS.

Replacement Dwellings

- 4.6 Proposals that do not result in a net increase in the number of dwellings i.e. the one for one replacement of existing dwellings in accordance with Policy COM.12 will continue to be permitted.

Rural Workers Dwellings

- 4.7 Policy CTY.6 of the Local Plan Review allows the provision of new housing development in rural areas where it can be demonstrated that it is essential for farm workers or those engaged in other forms of activity in the countryside, to live at or in the immediate vicinity of their place of work. Proposals which meet the criteria set out in Policy CTY.6 will continue to be permitted.

Listed Buildings

- 4.8 The Council aims to secure the preservation of buildings which are listed as being of special architectural or historic interest. The Council may permit residential conversion where this provides the only reasonable means of ensuring the listed building is protected from deterioration. This provision could also apply in appropriate cases to buildings of local historic interest. In the case of buildings outside the built-up areas of Stratford-upon-Avon and the Main Rural Centres the provisions of Local Plan Review policy CTY.2A will apply.

Bad Neighbour Sites

- 4.9 There can occasionally be sites which contain abandoned buildings in a dangerous condition, or which support sources of significant nuisance such as smell, noise etc. These sites can harm the amenity of the local area and in some cases fall outside the scope of the mitigating measures and controls available through Integrated Pollution Control. The Council may permit the redevelopment of such sites where this would secure a positive environmental improvement. Whilst this would not necessarily mean that the use of the site would change, in some cases residential use may be the most appropriate use or may form part of a mix of appropriate uses for such sites. Such proposals which meet the requirements of Policy PR.11 will continue to be permitted.

Definition of a Dwelling and Exclusions from the Policy

- 4.10 For the purposes of this policy, a dwelling is defined as a self-contained unit of accommodation. This means a dwelling where the occupant/household has exclusive use of bathroom and kitchen facilities and the accommodation is accessed through its own main entrance door. The following types of accommodation are excluded from this definition as they do not count towards the strategic housing requirement:

- Extended family accommodation (granny flats)
- Residential/nursing homes
- Hostels, including student halls of residence.