

**HOUSING MONITORING REPORT NO.2 (2004/5 QUARTER 3)**

**EXECUTIVE MEMBER:** Cllr G Blackwell  
**LEAD OFFICER:** Mike Tichford – Head of Regeneration  
**REPORT AUTHOR:** John Hughes – Regeneration Strategy Manager

**To provide Members with a cumulative breakdown of additions to the housing planning permission stock for the period 1<sup>st</sup> January to 31<sup>st</sup> March 2005**

**Recommendation:** That the monitoring report is noted and taken into consideration in the determination of planning applications for future housing developments

**Resource Implications:** None

**1. SUPPORTING INFORMATION**

- 1.1 On 15<sup>th</sup> June 2004 Full Council agreed an Interim Housing Policy Statement (Full Council Minute C18 refers). This decision was reported to Planning Panel 30<sup>th</sup> June 2004 (Planning Panel Minute PP10 refers).
- 1.2 The Interim Housing Policy has been introduced as a material consideration in determining planning applications for housing development in order to address the relatively high number of existing planning permissions when measured against the Regional Planning Guidance and Joint Structure Plan targets. In line with National government guidance (Planning Policy Guidance Note 3 (PPG3)) the Council must also be seeking to achieve higher density development and a higher proportion on brownfield land.
- 1.3 In order to make informed decisions on such matters requires close monitoring. Future reports are made to Planning Panel on a quarterly basis.

**2. TARGETS**

- 2.1 The RPG / JSP target suggests that Copeland should be awarding planning approval to a maximum of 170 dwellings per year for the period 2002 – 2006.
- 2.2 The RPG / JSP target for the brownfield / greenfield split in Copeland is 70% brownfield / 30% greenfield.
- 2.3 The RPG / JSP / PPG3 target for housing densities is 50 dwellings per hectare and certainly exceeding 30 dwellings per hectare in the majority of developments.

**3. MONITORING OUTPUTS**

- 3.1 The full breakdown of planning consents given for dwellings for the period 1<sup>st</sup> January to 31<sup>st</sup> March 2005 is provided in Appendix 1. Table 1 shows the summary figures for this period along with the cumulative figures for the period 1<sup>st</sup> April 2004 to 31<sup>st</sup> March 2005. It should be noted that the

figures also take into account losses to the overall housing supply e.g. through change of use from dwelling to business use or demolition.

Table 1: No. of additional dwellings Jan – Mar 2005

	<b>Jan – Mar 05</b>	<b>Quarterly Target</b>	<b>Cumulative Total Apr 04 – Mar 05</b>	<b>Annual target Apr 04 - Mar 05</b>
<b>Net additional dwellings</b>	95	42.5	257	170
<b>% Green</b>	35%	30	30	30
<b>% Brown</b>	65%	70	68.5	70
<b>Density (average dwellings per ha)*</b>	--	30 – 50	--	30 – 50

\* to be reported at PP 22/06/05

- 3.2 Table 1 shows that whilst we are not far off achieving the required balance between brownfield and greenfield sites the overall number of dwellings included in new permissions is a cause for concern – the cumulative total has actually exceeded the target by 87 or 33%. This is better than the totals for the two previous years 2002 -04 when 867 dwellings were approved against a target of 340 dwellings (i.e. 170 x 2) but it does mean that the Panel must keep things on a tight rein. Both the number of new dwellings and densities will be closely monitored over the next quarter and if the trends continue consideration will have to be given to the introduction of measures to address these matters.

### **List of Appendices**

[Appendix 1 – Schedule of planning permission granted for new dwellings / loss of dwellings Jan – March 2005](#)

### **List of Background Documents:**

#### **List of Consultees:**

Tony Pomfret, Development Services Manager  
Debbie McAdam, Housing Policy Manager  
Cllr Janet Johnston