

Matter 18: Housing Development Policies

Issue-Whether the approach towards housing development is justified, effective and consistent with national policy.

Relevant Policies: SP H1PU; H6PU; H11PU; H13PU; H14PU; H15PU; H16PU; H17PU; H18PU; H19PU; H20PU

Improving the Housing Offer (Policy SP H1PU)

18.1 Is the approach set out in Policy SP H1PU effective, justified and consistent with national policy?

1. The HBF generally supports this policy which sets out how the Council will make Copeland a more attractive place to live, including allocation a range of housing sites to meet local needs and aspirations and approving housing development on appropriate windfall sites.

New Housing Development (Policy H6PU)

18.2 Is the approach set out in Policy H6PU effective, justified and consistent with national policy?

Custom and Self-build housing (Policy H11PU)

18.3 What is the evidence in relation to the need for custom build and self-build housing?

2. The Council identify within the Local Plan that there are 20 people on the self-build register.

18.4 Will the approach in Policy H11PU be effective in delivering the identified need? Is it justified and consistent with national policy?

3. The HBF supports the Council in supporting self and custom build homes. The PPG¹ sets out how relevant authorities can increase the number of planning permissions which are suitable for self-build and custom-build housebuilding.

Conversion and sub-division of buildings to residential uses including large HMOs (H13PU)

18.5 How would an 'over-concentration of HMO's' be practically assessed?

18.6 Overall, does Policy H13PU provide an effective basis for the consideration of proposals for conversion and subdivision of properties, including large HMOs?

Domestic Extensions and Alterations (Policy H14PU)

18.7 Is Policy H14PU justified, effective and consistent with national policy?

New Housing in the Countryside (Policies H15PU; H16PU)

18.8 Is Policy H15PU justified, effective and consistent with national policy?

18.9 Is Policy H16PU justified, effective and consistent with national policy?

Conversion of Rural Buildings to Residential Use in the Open Countryside (Policy H17PU)

¹ PPG ID: 57-025-20210508

18.10 Is Policy H17PU justified, effective and consistent with national policy?

Replacement Dwellings in the Open Countryside (Policy H18PU)

18.11 Is Policy H18PU justified, effective and consistent with national policy?

Beach Bungalows (Policy H19PU)

18.12 Is Policy H19PU justified, effective and consistent with national policy?

Removal of Occupancy Conditions (H20PU)

18.13 Is the technical note regarding 'local occupancy' referred to in paragraph 13.21.3 available?

18.14 Is Policy H20PU justified, effective and consistent with national policy?

Residential Caravans (Policy H21PU)

18.15 Is Policy H21PU justified, effective and consistent with national policy?