



**Carlisle City Council Local Plan
Examination**

Agenda

Wednesday 2 December 2015

Timing and Programming

In order to make efficient use of time whilst allowing each participant the opportunity to put their case, the hearing will be run as a "Rolling Programme" as far as possible with only approximate timings given for lunch. There will be mid-morning, lunch and afternoon breaks.

09:30 am Inspector's Opening

Issue 3: Whether the Council can demonstrate a five year housing land supply.

NB: The Council's most up-to-date five year housing land supply assessments are set out in Table 2 of the Phased Delivery Statement EL1.005e)

Q1. The Council's Five Year Housing Land Supply Position Statement (April 2015) (EB007) sets out the basis upon which the Council consider a buffer of 5% is justified. The Council elaborates on this further in its response of 31 July 2015 (EL1.002c). Does the Council's assessment of delivery justify the application of a 5% buffer?

The buffer should be applied to the sum of the base housing requirement and the shortfall during the plan period. The Council suggests a stepped approach to housing delivery is the most reasonable strategy in light of the way in which the five year housing land supply should be calculated. The stepped approach would require an annual average of 477 dwellings (net of clearance) between 2013 and 2020, 625 between 2020 and 2030 (adjusted to have regard to delivery in the 2013 – 2020 period).

Q2. Is the Council's approach justified?

Q3. What, if any, other alternatives are available to address the five year housing land supply without adopting a stepped approach?

Q4. Is the Council's suggested approach the most reasonable when considered against any reasonable alternatives?

Q5. Is there a realistic and reasonable likelihood that those sites included in the five year housing land supply trajectory are deliverable within the five year timeframe (assessed from 1 April 2015)?

Q6. Are the Council's policies sufficiently flexible to bring alternative sites forward, including Carlisle South, should delivery of sites not come forward as anticipated?

Q7. Does the housing trajectory align with the Infrastructure Delivery Plan?

Lunch

Afternoon session start approx 2:00 pm

Issue 5: whether the LP will address the affordable housing needs of the area.

The SHMA suggests a requirement for 5,011 (295 per annum) additional units of affordable housing to meet identified affordable needs up until 2030.

Q1. What amount of affordable housing can realistically be achieved, without any reliance on the private rented sector, having regard to the location of site allocations and the viable affordable housing targets in the various zones?

Q2. What reasonable alternatives have been considered to address the provision of sufficient affordable housing without reliance on the private rented sector?

Other Housing Matters:

Q1. The Council will be aware of the Written Ministerial Statement (WMS) to Parliament dated 25th March 2015. The statement introduces a system of Housing standards, with new additional optional Building Regulations on water and access, and a new national space standard ("the new national technical standards"). This system complements the existing set of Building Regulations, which are mandatory, and rationalises the many differing existing planning standards for housing into a simpler, streamlined system. The WMS provides comprehensive details covering plan making and decision-taking. The WMS sets out the government's new national planning policy on the setting of technical standards for new dwellings. The statement should be taken into account in policies on local standards or requirements, in both plan making and decision-taking. In short, since 1 October 2015 decision takers should only require compliance with the new national technical standards.

In light of the WMS are policies in the LP consistent with national policy, in particular Policy CC3 & SP9 (3)?

[The Council proposes Minor Modification MIN20 which is to delete the reference to the Code for Sustainable Homes and BREEAM in paragraph 7.27 to Policy CC3]

Issue 4: Whether the monitoring indicators will ensure that a five year housing land supply is maintained

Q1. Do the housing delivery monitoring indicators contain a timely trigger that will ensure measures are put in place promptly should the LP not be effective?