

Interim Housing Policy

Overview

On the 9th May 2017, Copeland Borough Council announced that it cannot demonstrate a five-year supply of housing sites. The Council accepts therefore that “*policies for the supply of housing*” set out within the Copeland Local Plan 2013 – 2028 (Core Strategy and Development Management Policies) will no longer be deemed up-to-date; and these policies carry less than full weight in decision-making.

Interim Housing Policy (2017)

The Council will continue to support applications that are in accordance with the development plan. However, in order to encourage sustainable development and boost housing delivery, a decision-making framework for planning applications that may not be fully in accordance with the development plan has been set out.

The Council will (in addition to the development plan and other material considerations) consider residential development proposals contiguous to the development boundary, or the existing built form of a settlement, against each of the following criteria:

- A. The scale of proposed development must be appropriate to the size, character and role of the settlement. In deciding whether the scale is appropriate, account will be taken of the cumulative impact of completions and permissions for the settlement concerned.
- B. The level of services and facilities in the settlement, as defined in the Village Services Survey (2017). To encourage sustainable development, preference will be given to schemes which are contiguous to settlements that have the greatest concentration of facilities and services. Information provided by applicants which seeks to update the survey will be a material consideration.
- C. Proposed development should not have a significant adverse impact on the capacity and safety of the highway and transport network.
- D. Individual and cumulative impacts of development on infrastructure capacity (for example: education, health provision, surface water management, adult social care), and landscape character should be mitigated.
- E. Proposed development should create safe and accessible environments that offer good access via a range of transport modes. Sites where it is possible to walk easily to a range of facilities will be considered more sustainable than sites that are further away and which would make car journeys more likely.
- F. Proposed development sites that fall within Flood Risk Zone 3a and 3b, as defined by Environment Agency’s latest data, will be discounted unless robust evidence can prove

that the flood zoning for the site is incorrect, or that there is a robust mitigation plan signed off by the Environment Agency.

- G. Proposed development should not have an adverse impact on the Lake District National Park, and should demonstrate how they conserve or enhance the natural beauty, wildlife and cultural heritage of the Lake District National Park, or its setting.
- H. Proposed development should, subject to viability, include a proportion of affordable housing which makes the maximum contribution to meeting identified needs in that market area.
- I. Proposed development for Executive Housing will be supported where it delivers significant and demonstrable economic, social, and environmental benefits.
- J. Proposed development should be of a high quality design, enhancing local distinctiveness; and, where relevant, respecting the rural character of the settlement.
- K. Proposed development should not result in significant intrusion into the open countryside, or result in any settlements merging.
- L. Proposed development should not result in significant and demonstrable harm to the landscape character of Copeland, and applicants should have regard to those landscape areas as defined in the Cumbria Landscape Guidance and Toolkit (2011), or any subsequent update.
- M. Major developments should be supported by a masterplan (to include a phasing scheme), which will demonstrate what proportion of development will be deliverable within the five year supply period relevant to the date of determination of the planning application.

It is recognised that the adoption of the Interim Housing Policy falls outside of the statutory development plan. The Interim Housing Policy will however be relied upon as a material consideration in the determination of planning applications.