

# ARUN DISTRICT COUNCIL

## REPORT TO AND DECISION OF PLANNING POLICY SUB COMMITTEE ON 23 FEBRUARY 2021

**SUBJECT:** Interim Housing Statement

**REPORT AUTHOR:** Kevin Owen – Planning Policy Team Leader  
**DATE:** February 2020  
**EXTN:** x 37853  
**PORTFOLIO AREA:** Planning Policy

### EXECUTIVE SUMMARY:

The Council has prepared an Interim Housing Statement because it is unable to demonstrate a 5-year Housing Land supply. The Interim Housing Statement does not introduce new policy. This document merely provides the Council with a mechanism for inviting landowners, developers and promoters to submit planning applications in the right locations at the right scale by providing a high level tick list and RAG rating of existing Development Plan and National Policy Guidance matters, which if they are addressed by applicants, will help speed up decision making. It will operate until a 5-year housing land supply is demonstrated.

### RECOMMENDATIONS:

That the Planning Policy Sub Committee agrees: -

1. That the Housing Interim Statement is referred on to Full Council on 17 March 2021 for approval.

### 1. BACKGROUND:

- 1.1 Arun District Council adopted the Arun Local Plan 2011-2031 (ALP2018) on 18 July 2018. From the time of adoption up until to October 2019 the Council was able to demonstrate a 5-year housing land supply (HLS) through its up to date Local Plan. However, in December 2020 the Council published its' AMR 2019/20 which demonstrated a 3.3-year housing land supply.
- 1.2 Until a 5 year HLS is re-established, the material housing policies of the ALP2018 are deemed 'out of date'. The authority must apply the 'presumption' in favour of positively determining applications, as set out in National Planning Policy Framework 2019 paragraph 11d. However, the NPPF is clear that there are strong caveats to the application of the 'presumption' in that, the starting point for decision

making remains with the statutory Development Plan for determining applications, along with any material considerations and that the sustainability and quality of proposals must not conflict with the policies within the NPPF as a whole.

- 1.3 'Made' Neighbourhood Development Plans (NDP) are part of the statutory Development Plan. It should be noted that Arun is able to demonstrate a 3.3 year HLS in the latest published Authority Monitoring Report 2019/20. Therefore, where NDP policies are material to decision making on determining planning applications, material NDP housing policies can be relied upon to be robust if they are deemed to be up to date in accordance with the remaining criteria set out in Paragraph 14 of the NPPF 2019. The Housing Interim Statement is therefore focussed towards those Parishes with out of date NDP that are not being updated or have not been prepared.
- 1.4 This Interim Housing Statement does not seek to alter the statutory and/or non-statutory planning policy framework for decision-making. The Statement sets out how the Council is taking a proactive approach in seeking to boost its supply of housing and reflects the adopted ALP2018 and supporting evidence including the authority's monitoring of land supply (e.g. HELAA and AMR) and plan implementation. However, it is likely that to boost housing supply sufficiently, sites are proposed outside of the settlement boundaries (Built Up Area Boundary) set out on the Policies map of ALP2018 and within 'made' and up to date Neighborhood Development plans. Such proposals will be a departure from policy and will need to be determined on that basis while applying the 'presumption' set out in the NPPF.
- 1.5 The Interim Housing Statement therefore, provides a high level tick list - RAG rating as a mechanism to invite applications, to provide clarity and confidence on the higher level considerations which if addressed will actively speed up the search for sites of an appropriate size, in the right locations, and the necessary supporting evidence on deliverability. The Statement will apply until a 5-year housing land supply is demonstrated or until the Arun Local Plan update is progressed to adoption – whichever is the sooner.
- 1.6 If the Planning Policy Sub-committee agree the Interim Housing Statement, it should then be referred on Full Council for approval.

## **2. PROPOSAL(S):**

To agree the Housing Interim Statement and for it to be referred to Full Council for approval as a mechanism to invite suitable housing site applications which will boost housing land supply. This is necessary in order to re-establish and demonstrate a 5-year housing land supply so that material housing policies of the ALP 2018 are deemed to be up to date for decision making.

## **3. OPTIONS:**

The following options are available to Members:

1. To agree the Interim Housing Statement in order to help to re-establish a 5-year housing land so that material Housing policies of the ALP 2018 which have been locally formulated, are deemed to be up to date as a sustainable basis for local decision making;

2. Not to agree the Interim Housing Statement and apply the 'presumption' (paragraph 11 d. of the NPPF 2019) to decision making.		
<b>4. CONSULTATION:</b>		
Has consultation been undertaken with:	<b>YES</b>	<b>NO</b>
Relevant Town/Parish Council		x
Relevant District Ward Councillors		x
Other groups/persons (please specify)		x
<b>5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)</b>	<b>YES</b>	<b>NO</b>
Financial		x
Legal		x
Human Rights/Equality Impact Assessment		x
Community Safety including Section 17 of Crime & Disorder Act		x
Sustainability	x	
Asset Management/Property/Land		x
Technology		x
Other (please explain)		x
<b>6. IMPLICATIONS:</b>		
The Interim Housing Statement is necessary to help boost housing land supply and will help to protect the housing policies of the ALP2018 as a basis for sustainable decision making when a 5-year housing land supply can be demonstrated.		
<b>7. REASON FOR THE DECISION:</b>		
To re-establish a 5-year housing land supply in order for the local Housing Policies of the ALP 2018 to be deemed to be up to date for decision making.		
<b>8. BACKGROUND PAPERS:</b>		
<ul style="list-style-type: none"> <li>Draft Interim Housing Statement [place on the Council's web site via]:- <a href="https://www.arun.gov.uk/housing-planning-policy">https://www.arun.gov.uk/housing-planning-policy</a></li> </ul>		