

SUPPLEMENTARY REPORT

PAP/2017/0278

Land off Nuneaton Road, Mancetter

Introduction

Following the publication of the agenda for the Planning and Development Board's meeting on 8th April, the Council received an appeal decision letter dated 1 April 2019, in respect of a residential proposal elsewhere in the Borough. The applicant in the case of the Mancetter proposal, considers that this appeal decision becomes another material planning consideration which adds weight to the arguments for the grant of planning permission for his application.

Observations

The substantive point made by the applicant is that the Inspector concluded that the Council can only presently demonstrate a 4.75 year housing land supply. The figure in the Board report is 5.8 years. He argues that this materially changes the final planning balance in the context of his application. In short, he says that failure to show a 5 year supply means that the Core Strategy is out of date and thus there is a presumption in favour of the grant of planning permission unless there is significant and demonstrable harm caused. Whilst the harm side of the final planning balance has not changed, he says that greater weight should now be given to the benefit side of this balance. This added weight in his view means that the cumulative benefits do clearly outweigh the harms side of the balance.

It is acknowledged that this appeal decision is a relevant material planning consideration and that it carries weight.

However the decision letter "qualifies" the Inspector's finding. At para 60 he says that "the evidence shows that the situation could change quite rapidly, subject to progress on a very small number of key sites or to early adoption of the Submitted Local Plan". Additionally, he says in para 61, that the provision of new houses - 150 - does attract significant weight in the planning balance, but that "the current modest deficiency in supply does not add substantial extra weight to the benefit"

Officer's would express the same qualification here – that the additional 115 houses do not "add substantial extra weight" given the "current modest deficiency" in the land supply figure.

The report already acknowledges that the Core Strategy is out of date in respect of development boundaries and thus that the NPPF is engaged. The appeal decision doesn't alter this overall view. The tilted balance in the NPPF is still engaged. It is considered that the cumulative harms identified, do cause significant and demonstrable harm to the degree that they continue to outweigh the benefits including the argument that one benefit would be to close the housing supply gap

Recommendation

That the recommendation set out in the written report remains as printed.

