

**STRATEGIC PLANNING  
SUSTAINABILITY &  
TRANSPORT COMMITTEE**

**8<sup>TH</sup> September  
2015**

Is the final decision on the recommendations in this report to be made at this meeting?

**Yes**

**5 year housing land supply**

<b>Final Decision-Maker</b>	Strategic Planning, Sustainability & Transport Committee
<b>Lead Head of Service</b>	Rob Jarman, Head of Planning & Development
<b>Lead Officer and Report Author</b>	Sue Whiteside , Team Leader (Spatial Policy) Sarah Anderton , Principal Planning Officer (Spatial Policy)
<b>Classification</b>	Public
<b>Wards affected</b>	All wards

**This report makes the following recommendations to this Committee:**

1. That the Committee notes that, at 1<sup>st</sup> April 2015, the council has 3.3 years' supply of housing land.

**This report relates to the following corporate priorities:**

- Planning for sufficient homes to meet our Borough's needs" which comes under the corporate priority "Securing a Successful Economy for our Borough"

**Timetable**

<b>Meeting</b>	<b>Date</b>
Strategic Planning Sustainability & Transport Committee	8 <sup>th</sup> September 2015

# 5 year housing land supply

## 1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1 At councillors' request, this report sets out the position on 5 year housing land supply at 1<sup>st</sup> April 2015.
- 

## 2. INTRODUCTION AND BACKGROUND

- 2.1 At the 23<sup>rd</sup> July adjourned meeting of this Committee, an urgent update report was circulated which set out the current housing land supply position. Councillors have requested that the 5 year supply section of that urgent report be included in the agenda for this meeting.
- 2.2 With respect to 5 year supply, the urgent update report set out the following:

### 5-year housing land supply

*The NPPF (paragraph 47) is clear that local planning authorities must identify and annually update five years' worth of housing land supply against their housing requirements with an additional buffer to ensure choice and competition in the market for land. Sites must be deliverable and have a realistic prospect of being delivered within 5 years. This is important because the NPPF is clear that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (NPPF, paragraph 49).*

*Again, the methodology used to calculate 5-year housing land supply will be subject to scrutiny at examination and appeals, so it is important that the methodology is robust enough to stand up to challenge. The approach used in the calculation is the same as that which is increasingly being adopted by Planning Inspectors at appeals.*

*In calculating the requirement, any undersupply against OAN for housing in the early years of the plan period must be delivered in the next 5 years. For the past 4 years the council has been unable to deliver 1,371 units against its annual OAN figure. Consequently, the 5-year requirement is 6,312 units, but only 4,154 dwellings have a reasonable prospect of being delivered within the 5-year period. Housing land supply comprises dwellings on sites with planning permission that are not started or under construction, together with a proportion of dwellings on allocated sites in the emerging local plan that have been permitted subject to S106 (taking account of lead-in times for development).*

*Against a need to demonstrate delivery of 5 years housing land supply at 1 April 2015, the council has **3.3 years**. This compares to*

2.1 years at 1 April 2014, which is a significant increase primarily due to the granting of planning permissions (some subject to S106) on sites identified for allocation through the emerging local plan. In the past year the emerging local plan has given a high level of certainty to developers, which has led to an increase in planning applications and thus a greater number of dwellings from allocated sites which can now be counted. The position will improve further once the local plan is submitted for examination when the projected rate of dwelling completions on a proportion of allocated sites pending an application can also be included in calculations.

Unlike the cumulative 20-year calculation of housing land supply, the council's 5-year supply is always a snapshot at 1 April each year. Supply cannot be accurately updated during the year unless the relevant additional number of months' target is added to calculations, surveys are undertaken and the database is updated, which is a resource intensive exercise.

<b>5-year Housing Land Supply as at 1 April 2015 – Sedgefield Method</b> (All elements of supply are net of dwelling losses)	<b>Dwellings</b>	<b>Dwellings</b>
Objectively Assessed Need (OAN) 2011 to 2031	18,560	
Annual need $18,560 \div 20$ years	928	
Delivery target 01.04.11 to 31.03.15 $928 \times 4$ years	3,712	
Less completed dwellings 01.04.11 to 31.03.15	(2,341)	
Shortfall against OAN 01.04.11 to 31.03.15	1,371	
Basic 5-year target against OAN $928 \times 5$	4,640	
Plus shortfall against OAN 01.04.11 to 31.03.15	1,371	
Plus 5% buffer $(4,640+1,371) \times 5\%$	301	
<b>5-year housing land target at 01.04.15</b>		<b>6,312</b>
Extant planning permissions to be built in 5 years	2,743	
Allocations subject to S106 to be built in 5 years	1,411	
<b>5-year housing land supply</b>		<b>(4,154)</b>
5-year housing land shortfall		(2,158)
Annual housing land target $6,312 \div 5$		1,262
<b>No. years housing land supply <math>(4,154 \div 1,262)</math></b>		<b>3.3 years</b>

### 3. PREFERRED OPTION AND REASONS FOR RECOMMENDATIONS

3.1 The 5 year land supply position and the calculation used to derive it are set out in the preceding section. The committee is invited to note the 5 year land supply position.

---

#### 4. CONSULTATION RESULTS AND PREVIOUS COMMITTEE FEEDBACK

4.1 The 5 year housing land supply position is not subject to specific public consultation.

---

#### 5. CROSS-CUTTING ISSUES AND IMPLICATIONS

<b>Issue</b>	<b>Implications</b>	<b>Sign-off</b>
<b>Impact on Corporate Priorities</b>	Securing an adequate supply of housing land through the allocation of suitable, deliverable sites in the Local Plan and the granting of planning consents will directly contribute to 'planning for sufficient homes to meet our Borough's needs'.	Head of Finance & Resources
<b>Risk Management</b>	Without a confirmed 5 year land supply, the policies for controlling the supply of housing in the adopted Local Plan can no longer be considered up to date. The allocation of sufficient sites in the emerging Local Plan is the best means by which a 5 year land supply will be secured.	Head of Planning & Development
<b>Financial</b>	The report is provided for information and there is not a direct financial consequence.	Section 151 Officer & Finance Team
<b>Staffing</b>	n/a	[Head of Service]
<b>Legal</b>	The legal background (national planning policy) is set out in the body of the report	Deputy Head of Legal Partnership
<b>Equality Impact Needs Assessment</b>	n/a	[Policy & Information Manager]
<b>Environmental/Sustainable Development</b>	Securing an adequate supply of housing land through the allocation of suitable, deliverable sites in the Local Plan and the granting of planning consents contribute to	Head of Planning & Development

	the delivery of sustainable development.	
<b>Community Safety</b>	n/a	[Head of Service or Manager]
<b>Human Rights Act</b>	n/a	[Head of Service or Manager]
<b>Procurement</b>	There are no specific implications	Head of Finance & Resources
<b>Asset Management</b>	There are no specific implications	Head of Finance & Resources

**6. BACKGROUND PAPERS**

*nil*