

Committee: LDF Working Group

Agenda Item

Date: 14 September 2012

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Title: Housing Trajectory and 5-Year Land Supply
2012

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Summary

1. The appendix accompanying this report sets out the Housing Trajectory and 5-year land supply statement 2012.

Recommendations

2. For Information

Financial Implications

3. None

Background Papers

4. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

Housing Trajectory and 5-Year Land Supply Statement 2012

Impact

- 5.

Communication/Consultation	Will be made available on website
Community Safety	N/A
Equalities	N/A
Health and Safety	N/A
Human Rights/Legal Implications	N/A
Sustainability	N/A
Ward-specific impacts	All
Workforce/Workplace	N/A

Situation

- 6. The Housing Trajectory is a way of showing past and future housing performance by identifying the predicted provision of housing over a period of time. The Trajectory shows the housing completions and trajectory from 2001 to 2028. The trajectory differentiates between the trajectory for committed sites (i.e. those with planning permission and those without planning permission but are considered will be delivered during the plan period) and sites proposed for development in the Proposals for a Draft Local Plan June 2012.
- 7. The National Planning Policy Framework requires the Council to identify a 5 year supply of housing against our housing requirement with an additional buffer of 20% moved forward from later in the plan period.
- 8. The 5-year land supply statement shows that the Council has 70% or 3.5 years supply of committed sites against the requirement of the East of England Plan. When an additional 20% is frontloaded the percentage of the plan target on deliverable sites falls to 58% which is equivalent to just under 3 years worth of supply.
- 9. Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. 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
- 10. Therefore the issue of not currently having a supply of deliverable sites would be resolved through the adoption of a new local plan it is important for the Council to continue with the Plan making programme in a timely manner.
- 11. If the proposed sites identified in the Proposals for a Draft Local Plan June 2012 are taken into account the percentage of the plan target on deliverable sites for the 5 year period increases to 148% or 7.4 years supply against the requirement of 338 dwellings a year as set out the Draft Local Plan.
- 12. When an additional 20% is frontloaded the percentage of the plan target on deliverable sites falls to 123% which is equivalent to just over 6 years worth of supply.

Risk Analysis

13.

Risk	Likelihood	Impact	Mitigating actions
That Councillors have sufficient information to make an informed	1. Low likelihood of un-informed decisions	3. High impact on Local Plan process if unsound	Detailed assessments and monitoring take place to ensure the council knows the

decision.	being made due to information and advice made available.	decisions are made.	number of units planned, commenced and constructed within its area.
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1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.