

Committee: LDF Working Group

Agenda Item

Date: 14 June 2013

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Title: Housing Trajectory and 5-Year Land Supply
2012

Author: Sarah Nicholas, Senior Planning Officer

Summary

1. The appendix accompanying this report sets out the Housing Trajectory and 5-year land supply statement 2013.

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.
Uttlesford Residential Land Survey 2013.

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 2029. The trajectory differentiates between the trajectory for committed sites (ie 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, and updated in the Position Statement March 2013.

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 moved forward from later in the plan period. The trajectory shows that there has not been a record of persistent under delivery and therefore the 5-year land supply includes a 5% buffer.
8. The 5-year land supply statement shows that the Council has 74% or 3.7 years supply of committed sites against the annual requirement of 415 dwellings based on an economic scenario where the annual growth in jobs acts as a constraint on population and household growth.
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. If the proposed sites identified in the Proposals for a Draft Local Plan June 2012 and updated by the Position Statement March 2013, are taken into account the percentage of the plan target on deliverable sites for the 5 year period increases to 120% or 6 years supply, exceeding the 5-year land supply requirement.
11. The 5-year land supply statement also considers the implications of a 5-year supply of housing against other growth options.

Risk Analysis

12.

Risk	Likelihood	Impact	Mitigating actions
That councillors have sufficient information to make an informed decision on planning applications.	Low likelihood of un-informed decisions being made due to information and advice made available	High impact on Local Plan process if unsound decisions are made.	Annual assessments and monitoring to take place to ensure the council knows the number of units planned, commenced and constructed within its area.

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.