

Committee: Local Plan Working Group

Agenda Item

Date: 13 March 2014

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Title: 5-Year Land Supply update

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and Building Control

Summary

1. This note updates members on the 5-Year Land Supply position.

Recommendation

2. The report is for noting

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.

None

Impact

5.

Communication/Consultation	N/A
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 5-year land supply update statement (presented to the Local Plan Working Group 14 June 2013) considers the supply of housing against the Council's objectively assessed need which is based on the SNPP-2010 projections of 523 dwellings a year. The information below has been updated since to take into account recent approvals.
7. The estimated number of completions each year is shown in the table below.

Year	13/14	14/15	15/16	16/17	17/18	18/19
	Current Year	Year 1	Year 2	Year 3	Year 4	Year 5
Dwellings on committed Sites	391	228	410	663	873	617

8. It is estimated that 2791 dwellings on committed sites will be built during the 5 year period, whilst the requirement is for 2746 dwellings to be built. This relates to 102% of the requirement which is equivalent to 5.1 years. There is therefore a marginal surplus of 45 dwellings as set out in the table below.

	Housing Requirement
Annual requirement	523
Total supply on deliverable committed sites	2791
Requirement years 1-5 plus 5% frontloading	2746
% of requirement available on deliverable sites years 1-5	102%
Supply in Years	5.1
Surplus (dwellings)	45

9. As a consequence the Council can demonstrate a deliverable 5 year supply of housing land. Notwithstanding this applications have to be considered against the guidance set out in Paragraphs 6 - 15 of the NPPF. The Council needs to continue to consider, and where appropriate, approve development which is sustainable and meets its housing objectives for the next 20 years.
10. However, the 5-year land supply is a rolling target, which moves forward a year each April and therefore the Council must continue to monitor this delivery closely. The current trajectory anticipates a shortfall in provision in 2013/14; 2014/15 and also in 2019/20. This shortfall will need to be met within the 5-year period. Depending on the amount of housing commenced or built in 2013/14, which will not be confirmed until June 2014, the Council is therefore likely to find itself again with less than a 5-year supply of land. This means that applications for sustainable development outside development limits may need to be granted where appropriate to ensure the level of housing supply is robust and provides a continuous delivery of housing.

Risk Analysis

11.

Risk	Likelihood	Impact	Mitigating actions
That Councillors have insufficient information to make an informed decision on planning applications	Low: Councillors are kept updated on 5-year supply and planning reports discuss the sustainability of sites	Applications allowed on appeal and the Council may be liable to costs	Annual assessments of 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.

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