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Title: Housing Supply

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Summary

1. This report presents 3 papers on housing supply which will be presented as evidence supporting the Local Plan and can be used as evidence when determining planning applications.
2. The papers are
 - Appendix 1 - Housing Trajectory and 5-Year Land Supply 1 April 2014
 - Appendix 2 - Housing Supply Statement 2014
 - Appendix 3 - Consideration of a Windfall Allowance June 2014

Recommendations

3. For information

Financial Implications

4. None

Background Papers

5. 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.

Residential Land Availability data

Impact

- 6.

Communication/Consultation	The papers are part of the background papers to the Local Plan and are available on the website and from officers.
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

7. The Housing Trajectory and 5-year land supply shows past and future housing performance. The Council's overall target over the next 5 year period is 2885 dwellings which includes making up the shortfall of 133 dwellings from an under delivery in 2013/14, and the frontloading of 5%. The Council estimates that 3592 dwellings will be provided over the next 5 years which provides the District with 6.2 years of supply.
8. The Housing Supply Statement sets out which sites of 6 or more dwellings have been built over 2013/14 and which sites have outstanding planning permission. During 2013/14 390 additional dwellings were built. As at 31 March 2014 2900 dwellings had planning permission; and 5800 dwellings are proposed on sites without planning permission, although some of the sites have been resolved permission subject to signing of a S106 Agreement.
9. A consideration of windfall developments concludes that with an annual average completion rate of 46 dwellings on windfall sites and 80 dwellings on all small sites, a windfall allowance of 50 dwellings based on rounding the windfall completion rate is considered conservative but realistic.

Risk Analysis

10.

Risk	Likelihood	Impact	Mitigating actions
That the conclusions of the papers are found unsound	Little risk if the conclusions are supported by evidence	That the Local Plan would be found unsound or the Council's calculation of 5-year land supply is questioned at appeal	Annual assessments and monitoring of planning permissions.

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.