

**Committee:** Uttlesford Planning Policy Working Group

**Agenda Item**

**Date:** 8 June 2015

**6**

**Title:** Housing Trajectory and 5-Year Land Supply  
2015

**Author:** Sarah Nicholas, Senior Planning Officer

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### Summary

1. Accompanying this report is the Housing Trajectory and 5-Year Land Supply Statement 2015.
2. The Council estimates that 3530 dwellings will be delivered over the next 5 years which provides the District with between 5.4 – 4.4 years of supply depending on the housing target and whether a 5% or 20% buffer is applied.

### Recommendations

3. The position is reviewed in the light of Secretary of State/ Planning Inspectorate decisions expected in the next two months on appeals relating to major housing developments in Uttlesford.

### Financial Implications

4. This report has been prepared using the budget for planning policy staff.

### 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.

Uttlesford Residential Land Availability Survey 2015

### Impact

- 6.

|                                 |                                       |
|---------------------------------|---------------------------------------|
| Communication/Consultation      | Will be made available on the website |
| Community Safety                | N/A                                   |
| Equalities                      | N/A                                   |
| Health and Safety               | NA/                                   |
| Human Rights/Legal Implications | NA/                                   |

|                       |     |
|-----------------------|-----|
| Sustainability        | NA/ |
| Ward-specific impacts | ALL |
| Workforce/Workplace   | N/A |

## Situation

7. Each year the Council calculates how many dwellings have been constructed and how many have planning permission and are still to be built. This information is then set out in a housing trajectory showing the number of houses built each year and the estimated annual completion rate through the Local Plan period.
8. From the trajectory the Council can estimate the number of houses which will be delivered in the next 5 years. The Council is required to identify annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. This buffer is increased to 20% if there has been a record of persistent under delivery.
9. The Statement explains that until the Council has determined its objectively assessed need it considers its housing requirement is between 557 to 580 dwellings a year. The Council has undersupplied in its housing delivering over the last 4 years and this shortfall is required to be met in the next 5 years. The Local Plan Inspector considered that the Council need only provide an additional 5% buffer but a recent appeal decision considered that the council needed to include an additional 20%. The Council is awaiting decisions on a number of other appeals which will hopefully clarify the position. The Statement therefore calculates the 5 year housing supply for both buffers.
10. The Council estimates that 3530 dwellings will be delivered over the next 5 years which provides the District with between 5.4 – 4.4 years of supply depending on the housing target and whether a 5% or 20% buffer is applied.
11. National Planning Policy Framework 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 5-year supply of deliverable housing sites.

## Risk Analysis

| Risk  | Likelihood                              | Impact                        | Mitigating actions  |
|---|---|-------------------------------|---|
| That councillors have insufficient information to | Low likelihood of un-informed decisions | High impact on the outcome of | Annual assessments and monitoring to take place to ensure the |

|  |  |   |   |
|--|--|---|---|
| make an informed decision on planning applications | being made due to information and advice being available | appeals against council's refusal of planning permission and on Local Plan process if unsound decisions are made. | 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.