

Committee: Planning Policy Working Group

Agenda Item

Date: 26 November 2015

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Title: Update to Housing Trajectory and 5-Year Land Supply Statement

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Summary

1. At the Working Group of 8 June 2015, members considered the Housing Trajectory and 5-Year Land Supply Statement. Since that date the Council has published its Strategic Housing Market Assessment which provides the council with the scale of its housing need. There have also been a number of appeal decisions where the Inspectors have commented on 5-year land supply issues. The Statement has therefore been updated to incorporate this additional evidence.
2. The Council estimates that 3530 dwellings will be delivered over the next 5 years which provides the District with between 5.1 – 5.3 years of supply depending on the housing target.

Recommendations

3. That the update to the Housing Trajectory and 5-Year Land Supply Statement be noted.

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.

Uttlesford Residential Land Availability Survey 2015

Impact

- 6.

Communication/Consultation	Statement will be made available on the 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

7. The Housing Trajectory and 5 Year Land Supply Statement was first published in June 2015. The Statement has been updated primarily to include the findings of the Strategic Housing Market Assessment (SHMA) published in September 2015. This figure for housing need has replaced the figure derived from the 2012 Household Projections. The statement has also been updated to include an explanation and evidence as to why the Council considers that it has not persistently under delivered in the past and therefore needs to apply the standard 5% buffer. The base date for the number of houses completed and with planning permission remains at 31 March 2015.

Risk Analysis

8.

Risk	Likelihood	Impact	Mitigating actions
That councillors have insufficient information to make an informed decision on planning applications.	Low likelihood of un-informed decisions being made due to information and advice being available	High impact on the outcome of appeals against the Council's refusal of planning permission and on Local Plan process if unsound decisions are made.	Annual assessments and monitoring to take place to ensure the number of units planned, commenced and constructed is known.

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.