

**Committee:** Planning Policy Working Group

**Date:**

**Title:** Housing Supply and 5-Year Supply Statement 2018

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## Summary

1. The Appendix accompanying this report sets out the Housing Trajectory and 5-Year Land Supply Statement 2018. It concludes that the Council cannot demonstrate a 5 year supply of housing.

## Recommendations

2. For information.

## Financial Implications

3. This report has been prepared using the budget for planning policy staff. . The lack of a 5 year supply implies that there is a risk to housing delivery in the short to medium term. This in turn will adversely affect New Homes Bonus receipts. It is not currently possible to quantify the potential impact as the government has indicated that it will be making changes to the bonus scheme but the lack of an adequate supply is a factor that has to be taken into account in considering planning applications for unallocated sites, affording the council the opportunity to strengthen delivery performance.

## 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.

## 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	N/A

Implications	
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 housing completions and the predicted provision of housing over a period of time. The Trajectory shows the housing completions and trajectory from 2011 to 2033. The trajectory differentiates between the trajectory for committed sites (i.e. those with planning permission) and draft allocations in the Regulation 19 Pre-Submission Local Plan in the towns and villages and in the Garden Communities and the windfall allowance.
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 of at least 5% moved forward from later in the plan period.
8. In September 2018 the Government published a standard methodology on assessing housing needs as set out in the Planning Practice Guidance on Housing Need Assessment. Using the standard methodology a housing need of 632.8 dwellings per annum is identified for Uttlesford. This uses the most recent 2016-based household projections published in September.
9. Over the last 3 years there has been an oversupply of dwellings and therefore a 5% buffer is applied as required by paragraph 73(a) NPPF 2018.
10. Between 2011/12 and 2017/18, 4,156 dwellings have been built. It is estimated that at least 2,496 dwellings will be built over the next 5 years (2018/19 – 2022/23).
11. The 5-year land supply statement shows that the Council has 3.46 years supply. This increases to 4.45 years with the inclusion of the draft allocation sites.
12. Members will recall that the Regulation 19 Pre-submission Local Plan demonstrates 5.85 years of supply as at April 2017. It is important to remember that the calculation uses a stepped trajectory and the Liverpool methodology which meets the backlog from previous years through the plan period as opposed to being in the first 5 years. This approach was taken to reflect the higher delivery in the later years from the Garden Communities. Updating the calculation to April 2018 delivers 5.1 years of supply. This methodology needs to be tested at the local plan examination and cannot be used for development management purposes.

## Risk Analysis

13.

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 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 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.