

## **Report to Planning Committee**

**Subject:** Five Year Housing Land Supply Assessment 2016

**Date:** 25 January 2017

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### **1. Purpose of the Report**

The report is to inform Planning Committee that the Council's Five Year Housing Land Supply Assessment has been updated.

### **2. Background**

The Five Year Housing Supply Assessment has been updated to take into account the position as at 31 March 2016. The five year period is 1 April 2016 to 31 March 2021 and the assessment is attached as **Appendix A**.

The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessment on an annual basis.

The methodology for undertaking the assessment has been amended slightly this year. The key changes are:-

- The Council now adopts a 20% buffer. Whilst the 5 year land supply assessments for previous years used a 5% buffer, it is now considered prudent to adopt a 20% buffer. The shortfall for the year 2015/16 is greater than the shortfall for the year 2014/15 and given the emerging Local Planning Document it is appropriate for this to be based on a cautious approach to housing delivery.
- The Council no longer takes a forward look approach and considers the five year period starting from the current financial year. Previous five year land supply assessments were based upon a 'forward look' approach as required by previous Government guidance. The forward look approach used to estimate the number of homes built during the current financial year, which was added to the past completions figure and the five year period would start after the current financial year. Past experience reveals that the estimates were not always accurate and this approach has therefore been revisited for the purposes of this assessment.

- The methodology used to calculate the five year supply now accords with advice from Planning Advisory Service (PAS). It is emphasised that the revised approach is presentational only and does not affect the conclusion reached.

The assessment shows that against the housing requirement of the Aligned Core Strategy, Gedling Borough Council does not have a five year plus 20% buffer supply of land for housing. The Council has a 3.14 year supply. This is a decrease from the 2015 assessment's figure of 3.65 years.

It is anticipated that the shortfall in supply of housing sites is short term and will be addressed by the delivery of strategic sites in the Aligned Core Strategy and also the adoption of the emerging Local Planning Document which will bring forward additional housing sites. The five year housing supply assessment prepared for the Local Planning Document demonstrates that there will be a 5.01 year supply of land (including the 20% buffer) when the document is adopted, which is anticipated in Summer 2017.

### **3. Proposal**

To ask Planning Committee to note the content of the Five Year Housing Supply Assessment 2016 for the purposes of determining planning applications.

### **4. Resource Implications**

None.

### **5. Recommendation**

That Planning Committee note the content of the Five Year Housing Land Supply Assessment 2016.

### **6. Appendices**

Appendix A – Gedling Borough Five Year Housing Land Supply Assessment 2016.