

Report to Planning Committee

Subject: Five Year Housing Land Supply Assessment 2017

Date: 22 November 2017

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Purpose of the Report

The report is to inform Planning Committee that the Council's Five Year Housing Land Supply Assessment has been updated. For clarity, this is the assessment against the housing requirement of the Aligned Core Strategy which is used in the determination of planning applications and not the assessment against the emerging Local Planning which is currently being examined.

Background

1.1 The Five Year Housing Supply Assessment has been updated to take into account the position as at 31 March 2017. The five year period is 1 April 2017 to 31 March 2022 and the assessment is attached as **Appendix A**.

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

1.3 The methodology for undertaking the assessment has been amended slightly this year to reflect good practice and in the light of discussions taking place through the examination of the emerging Local Planning Document. In summary:-

- The source of sites remains the same. However, a stricter approach has been taken to unallocated sites below the threshold without planning permission, in that where information has not been provided to demonstrate that they will be developed, then these sites are excluded from the five year supply;
- The windfall allowance has been revisited and is now assumed to come forward from Year 4 onwards;
- The Council continues with the Sedgefield approach which means any shortfall (or surplus) is distributed across the five year period;

- The Council adopts a 20% buffer due to past performance;
- The Council continues to consider the five year period starting from the current financial year rather than taking a forward look approach. The five year period covers 1 April 2017 to 31 March 2022;
- The lapse rate continues not to be applied, to accord with the National Planning Policy Framework; and
- The methodology used to calculate the five year supply accords with the PAS advice.

1.4 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 3.46 year supply. This is an increase from the 2016 assessment's figure of 3.14 year supply.

1.5 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 latest five year housing supply assessment prepared for the Local Planning Document, included within the Housing Background Paper Addendum 2 (September 2017), demonstrates that there will be a 5.28 year supply when the document is adopted, which is anticipated in Summer 2018.

Proposal

2. Planning Committee to note the content of the Five Year Housing Supply Assessment 2017 for the purposes of determining planning applications.

Financial Implications

3. None.

Appendices

4. Appendix A – Gedling Borough Five Year Housing Land Supply Assessment 2017

Background papers

5. Housing Background Paper Addendum 2 (September 2017)

Recommendation

THAT: Planning Committee note the content of the Five Year Housing Land Supply Assessment 2017.

Reasons for Recommendation

6. To update the Council's Five Year Housing Land Supply Assessment.