

## **Report to Planning Committee**

**Subject:** Five Year Housing Land Supply Assessment 2018

**Date:** 8 August 2018

**Author:** Service Manager – Planning Policy

### **Purpose of the Report**

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

### **Background**

The Five Year Housing Supply Assessment has been updated to take into account the position as at 31 March 2018. The assessment includes the housing sites allocated in the Local Planning Document which was adopted by Council on 18 July 2018. The five year period is 1 April 2018 to 31 March 2023 and the assessment is attached as **Appendix A**.

For clarity, this is the assessment against the housing requirement of the Aligned Core Strategy which is used in the determination of planning applications.

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 was amended slightly in the light of discussions which took place through the examination of the Local Planning Document. In summary:-

- The source of sites remains the same. However, a stricter approach has been taken with regards to unallocated sites without planning permission, in that where information has not been provided to demonstrate that they will be developed, these sites have been excluded from the five year supply;
- The windfall allowance has been revisited as part of the examination for the Local Planning Document and is now assumed to come forward from Year 6 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;
- 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 2018 to 31 March 2023;
- A 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.

The assessment shows that against the housing requirement of the Aligned Core Strategy, Gedling Borough Council does have a five year plus 20% buffer supply of land for housing. The Council has a 5.10 year supply. This is an increase from the 2017 assessment's figure of 3.46 year supply and reflects the adoption of the Local Planning Document which amends the Green Belt boundary and allocates housing sites.

### **Proposal**

To ask Planning Committee to note the content of the Five Year Housing Supply Assessment 2018 for the purposes of determining planning applications.

### **Financial Implications**

None.

### **Appendices**

Appendix A – Gedling Borough Five Year Housing Land Supply Assessment 2018

### **Background papers**

None.

### **Recommendation**

**THAT:** Planning Committee note the content of the Five Year Housing Land Supply Assessment 2018.

### **Reasons for Recommendation**

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