

NAME OF COMMITTEE	Resources
DATE	17 September 2013
REPORT TITLE	Five Year Housing Land Supply Statement 2013
Report of	Strategic Planning Officer
WARDS AFFECTED	All

Summary of report:

The purpose of the report is for members to agree that the Council has a deliverable supply of housing as evidenced in the Five Year Land Supply Statement 2013.

Financial implications:

There are no direct financial costs arising from this report.

RECOMMENDATIONS:

It is recommended Resources Committee **RECOMMEND** that Council:

1. Agree that the Council has 5.4 years of housing land supply as evidenced in the Five Year Land Supply Statement 2013.
2. Agree that the Five Year Housing Land Supply Statement 2013 be published on the Council's website.

Officer contact:

Michelle Luscombe
Strategic Planning Officer
01822 813563 | mluscombe@westdevon.gov.uk

1. BACKGROUND

- 1.1 The National Planning Policy Framework (NPPF) requires the Council through its Local Development Documents to plan for at least 15 years of housing delivery from the date of adoption of the Core Strategy. Historically the Council had provided the information in relation to the five year land supply within its Annual Monitoring Report which is published in January each year. The most recent monitoring report was published in January 2013. The Localism Act has changed the requirements for Local Authorities with regard to monitoring and this has provided opportunities to provide information relating to housing delivery in a more timely manner.

- 1.2 Paragraph 47 of the NPPF requires local authorities to identify and update annually a supply of specific sites sufficient to provide five years worth of housing against their housing requirements. Sites are considered deliverable if they are:
- Available – the site is available now;
 - Suitable – the site offers a suitable location for development now;
 - Achievable – there is a realistic prospect that housing will be delivered on the site within five years.
- 1.3 Collating this information into a ‘statement’ enables the Council to demonstrate whether the authority has a five year supply of deliverable sites. Where a local authority cannot demonstrate a five year land supply, they may be vulnerable to sites being granted permission for development which are outside of the adopted local planning framework.
- 1.4 The most up-to-date information on the Council’s housing land supply has now been collated and explained in the Five Year Land Supply Statement 2013. (Appendix A). This statement:
- sets out the current planning policy context in relation to housing land supply;
 - confirms the Council’s position in terms of the Borough’s five year housing land supply and the delivery of allocated sites;
 - shows how the Council intends to address the requirements of the National Planning Policy Framework.
- 1.5 Paragraphs 3.15 – 3.20 of Appendix A set out the Councils position with regard to the five year housing land supply. This evidence is for the Local Planning Authority area and therefore excludes the Dartmoor National Park which monitors its own housing delivery. The table below (extracted from the Five Year Land Supply Statement 2013.) shows the number of dwellings which the Council knows to be deliverable in the next five year period (2013/14-2017/18). This is based on a realistic assessment of available housing land taking into account:
- A 220 dwellings per annum housing target;
 - Phasing strategies for the strategic allocations;
 - Sites being confirmed as available, suitable and achievable;
 - Current economic circumstances;
 - Adopted development plan policies.

2013/14 – 2017/18 (5 years)	Assumed readily deliverable supply
Under Construction	66
Planning Permission	580
Allocated/Other Sites	554
Total Deliverable Supply	1200
Total Required Supply at 220 homes per year + 5%	1155

- 1.6 The total required supply figure of 1155 includes a +5% buffer which is required by the NPPF to ensure choice and competition in the market for land. Where authorities have a persistent record of under delivery of housing this buffer should be increased to 20%. Table 4 of Appendix A shows that West Devon has on average delivered around 270 dwellings per annum which is more than the 220 annual requirement, therefore the 5% buffer is appropriate.
- 1.7 This table shows that the Council has a five year land supply. The figure shown for 'Allocated/Other Sites', includes part of the strategic allocations for Tavistock (current outline application) and Okehampton (application expected for part of the allocation later in 2013) coming forward in the next five years along with other proposed development such as Hatherleigh Market site which now has a live outline permission for 116 units. These are included on the basis that they are considered to be available, suitable and achievable in the short term. Table 1 of Five Year Land Supply Statement 2013 'Local Plan Allocations' sets out the position regarding the sites allocated within the Core Strategy and saved Local Plan policies.
- 1.8 Paragraphs 3.21- 3.26 of Appendix A set out the position regarding the future supply of housing for years 6 to 15. These paragraphs set out that beyond 2017/18 there is a further supply of 1350 dwellings on allocated sites alone. Taking this into account there is sufficient land available in the Borough for development to provide over 11 years worth of housing land supply.
- 1.9 The Five Year Housing Land Supply Statement 2013 concludes that the Council has an adequate supply of housing land available in both the short term and long term. The information within the document provides robust evidence for the Council and can be used when considering applications for sites which are not allocated within the Core Strategy/Local Plan. The Council will continue to monitor the provision of housing land within the Borough and provide annual updates on the housing land supply position.
- 1.10 The Council is also currently beginning the process of preparing a new Local Plan which will extend the plan period to 2031. We are currently collecting evidence in the form of a Strategic Housing Market Needs Assessment (SHMNA) and will shortly be updating the Strategic Housing Land Availability Assessment (SHLAA). Together these pieces of evidence will help us to identify our objectively assessed need and enable the Council to plan to deliver appropriate levels of housing growth for the period to 2031. Section 4 of the Five Year Land Supply Statement 2013. 'Planning for our Future Housing Strategy' provides further details of these pieces of work.

2. LEGAL IMPLICATIONS

- 2.1 The NPPF provides the statutory framework for planning in England and requires local authorities to demonstrate a five years supply of specific deliverable sites and a supply of developable sites for years 6 to 15.

3. FINANCIAL IMPLICATIONS

- 3.1 There are no direct financial implications arising from this report. The information provided in the Five Year Land Supply Statement will help support the evidence

of future housing development required to plan for the medium term financial plan. This is another item on the agenda for this committee.

4. RISK MANAGEMENT

4.1 The Risk Management implications are shown at the end of this report in the Strategic Risks Template.

5. OTHER CONSIDERATIONS

Corporate priorities engaged:	Housing
Statutory powers:	<ul style="list-style-type: none"> • Town and Country Planning (Local Planning) (England) Regulations 2012 • National Planning Policy Framework • Adopted Core Strategy 2011 • Adopted Local Plan Review 2005
Considerations of equality and human rights:	There is no direct impact from the Five Year Land Supply Statement 2013 on human rights. However, in demonstrating an adequate housing land supply, the 'Statement' can help to resist development on unplanned, unallocated sites which have not been subject to consultation and independent examination.
Biodiversity considerations:	There is no direct impact from the Five Year Land Supply Statement 2013 on biodiversity. However, in demonstrating an adequate housing land supply, the 'Statement' can help to resist development on sites which may have high biodiversity value.
Sustainability considerations:	The report will help to support development coming forward in a plan-led manner.
Crime and disorder implications:	There is no direct impact from the Five Year Land Supply Statement 2013 on crime and disorder.
Background papers:	None
Appendices attached:	<i>Appendix A: Five Year Land Supply Statement 2013</i>

STRATEGIC RISKS TEMPLATE

No	Risk Title	Risk/Opportunity Description	Inherent risk status				Mitigating & Management actions	Ownership
			Impact of negative outcome	Chance of negative outcome	Risk score and direction of travel			
1	Lack of published information on the Borough's housing land supply.	If the Council cannot demonstrate a five year supply of deliverable sites it may be vulnerable to sites being granted permission for development which fall outside of the adopted local planning framework.	4	2	6	↑	Publish the Five Year Land Supply Statement 2013 to demonstrate how the Council's housing land supply is being delivered to ensure a five year supply of deliverable sites.	Strategic Planning

Direction of travel symbols ↓ ↑ ⇄