

Planning Committee
13/02/2019

**Update Report from the Licencing and Planning Policy Committee:
Five Year Housing Land Supply Statement**

Report by: Ruth Ormella, Head of Planning

At the Licencing and Planning Policy Committee of 24th January 2019 Item 6 included a report that accompanied the Urban Housing Capacity Study detailing the extent to which the urban areas could accommodate the annual housing requirement of 579 homes.

The third recommendation for Item 6 was as follows.

The Licencing and Planning Policy Committee advises the Planning Committee that planning applications should be determined with the knowledge that there is not a demonstrable 5 year housing land supply.

This recommendation was unanimously supported and the Head of Planning was instructed to formally advise the Planning Committee through an item on the next Planning Committee agenda of the 5 year housing supply position statement.

The report and evidence confirmed that there is approximately 1 year of housing land supply.

Implications

Planning applications are to be determined having regard for the update to date policies and all other material planning considerations. The NPPF sets out in Chapter 5 how authorities are to deliver a sufficient supply of homes.

Paragraph 11 of the NPPF raises the importance of a 5 year housing land supply in relation to decision making and sets out the meaning of the presumption in favour of sustainable development.

Members are encouraged to read Paragraph 11 in full and have particular reference to footnote 7, which makes clear that applications involving housing should be favourably determined where the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

Deliverable housing sites are made up from the pipeline of planning permissions and sites which the Local Planning Authority are aware may come forward with planning applications. The Urban Housing Capacity Study identified the potential for sites to come forward from the existing urban areas, and that these could have the potential to meet up to 50% of the total number of homes required based on the housing delivery requirement of 579. A five year housing land supply position is a dynamic figure that adjusts as further sites secure permission and come forward counting towards the housing land supply.

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All planning applications for housing being considered by the Planning Committee will include a section which confirms the 5 year housing land position statement and other housing related matters so as to ensure Members are fully updated on the position when taking-decisions and applying the presumption in favour of sustainable development.

A Housing Delivery Action Plan is to be prepared in line with national planning guidance to assess the cause of under delivery and identify actions to increase delivery in future years. Members will be briefed as this work is undertaken.