

FOR PUBLICATION

Five Year Housing Supply Position 2018/19

Meeting: Planning Committee

Date: 6th August 2018

Cabinet portfolio: Executive Member for Economic Growth

Report by: Strategic Planning Manager

1.0 Purpose of report

1.1 To update planning committee on the latest position on the council's five year supply of deliverable housing sites, following publication of the revised National Planning Policy Framework (NPPF).

2.0 Recommendations

2.1 That Members note the report.

3.0 Report details

3.1 On 24th July 2018 the Ministry of Housing, Communities and Local Government (MHCLG) published a revised National Planning Policy Framework (NPPF).

3.2 The NPPF continues the requirement that Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. The council has not previously published a statement of this supply for the period commencing 1st April 2018, awaiting publication of the revised NPPF.

3.3 Members should note a number of changes to the way in which the supply is calculated from the previous NPPF, primarily:

- Where an adopted Local Plan is over five years old, the supply will be calculated against Local Housing Need, calculated using the new methodology set out in the NPPF
- The definition of 'deliverable' has been altered. Previously all sites with planning permission deliverable in five years were included, unless there was evidence to the contrary. Now sites with outline planning permission or an allocation in a local plan may only be included in the supply where there is clear evidence that housing completions will begin on site within five years.

3.4 The five year supply is calculated in three parts:

- Five year housing target
- Supply of deliverable sites
- Calculation of surplus/deficit

4.0 **Housing Target**

4.1 The current adopted Local Plan Core Strategy was adopted on 24th July 2013 and is therefore over five years old. The target has therefore been calculated using the Local Housing Need methodology set out in the NPPF. This uses the 2014

Household Projections as a starting point. This currently gives a target of **248** new homes a year, or **1240** new dwellings for a five year period.

- 4.2 Any 'shortfall' of dwellings is added. This is the difference between the target of 248 and the actual net number of new homes delivered since 2014 (any shortfall previous to this is assumed to have been accounted for in the household projections). The current shortfall is **369** additional homes. The government's preferred approach is to include the entire shortfall in the five year supply. However in this case the shortfall has been spread instead over the remaining 15 years of the Local Plan period for the reasons set out in the attached supply statement.
- 4.3 The NPPF requires a further 'buffer' of 20% be added to the target where there is evidence of 'persistent under-delivery'. This is determined by the Housing Delivery Test method set out in the NPPF, and is where delivery has been under 85% on average over the previous three years (the borough average is currently 59%).
- 4.4 This gives a final five year housing target of 1636 net new homes.

	Number of Dwellings
Annual Need	248
Five year need (248x5)	1240
Shortfall	369
Five year shortfall (369 spread over plan period)	123
Total Five year target	1363
Additional 20% buffer	273
Five Year Housing Target	1636

5.0 **Supply of Deliverable Sites**

5.1 To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years. Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

5.2 The supply for Chesterfield consists primarily of planning permissions. The council has sought comments from landowners and developers where appropriate to support the inclusion of major sites and sites with outline planning permission as deliverable sites.

5.3 To this has been added a further selection of sites, currently without planning permission or local plan allocations, which are considered to pass the test of having 'clear evidence' that completions will begin within five years. These are primarily sites within the council's current programme of sites to be delivered through the Housing Revenue Account (HRA). As these sites are within Council ownership, are predominantly previously developed land, and have funding already in place (which must be spent with time limits) it is considered reasonable to include them.

5.4 This currently gives a total supply of **1785** net new homes.

6.0 **Surplus/Deficit**

6.1 On this basis, the council can currently demonstrate a five year supply of suitable deliverable sites for new housing, with a **surplus of 149** dwellings.

7.0 **Implications for decision making**

7.1 Whilst the council can demonstrate a five year supply of deliverable sites, policies of the Local Plan that accord with the revised NPPF should be considered up to date. Specifically, full weight will be given to the provisions of Core Strategy Policy CS10:

CS10 Flexibility in Delivery of Housing

Planning permission for housing-led greenfield development proposals on unallocated sites will only be permitted if allocated land has been exhausted or if annual monitoring shows that there is less than a 5-year supply of deliverable sites and where:

a) they accord with the strategy of 'Concentration and Regeneration' as set out in policy CS1 and the criteria set out in policy CS2; or

b) a specific housing need can be demonstrated that can only be met within a particular location

Specific sites for residential development will be identified within the Local Plan; Sites and Boundaries. Large residential developments will be subject to a masterplanned approach.

8.0 **Recommendations**

8.1 That Members note the report.

9.0 **Reasons for recommendations**

10.0 In order to comply with the requirements of the revised National Planning Policy Framework.

Document information

Report author		Contact number/email
Alan Morey		5371
Appendices to the report		
Appendix 1	Five Year supply statement	