

**For publication**

**Five Year Housing Supply Position 2019/20**

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Meeting: 1.Planning Committee

Date: 1. 10<sup>th</sup> June 2019

Cabinet portfolio: Executive Member for Economic Growth

Report by: Strategic Planning Manager

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**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.

**2.0 Recommendations**

- 2.1 That Members note the report.

**3.0 Report details**

- 3.1 In February 2019 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 against the housing requirement (NPPF Paragraph 73).

3.3 Where an adopted Local Plan is over five years old (as is the case with the Chesterfield Borough Core Strategy, adopted in 2013), the supply will be calculated against Local Housing Need (LHN) (NPPF paragraph 73), calculated using the methodology set out in the NPPF and the Planning Practice Guidance.

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 Local Plan Core Strategy was adopted on 24<sup>th</sup> July 2013 and is over five years old. The target has therefore been calculated using the LHN methodology set out in the NPPF. This gives a target of **240** new homes a year, or **1200** new dwellings for a five year period.

4.2 On top of this the NPPF requires a further 'buffer' of 20% be added to the requirement where there is evidence of 'persistent under-delivery'. This is determined by the Housing Delivery Test results which were published by the in February 2019 by the CLG. This showed delivery in the borough at 66% of the target, and therefore the 20% buffer is required.

4.3 This gives a final five year housing supply requirement of **1440** net new homes over the five years between 1<sup>st</sup> April 2019 and 31<sup>st</sup> March 2024.

<b>Five Year Housing Requirement</b>	
Local Housing Need (annual)	240

Five year target (240 x 5)	1200
<b>Plus 20% for under-delivery</b>	<b>1440</b>

## 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. In particular:

- a) sites which do not involve major development [less than 10 dwellings] and have planning permission, and all 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 (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development [10 or more dwellings], has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.  
(NPPF Page 66)

5.2 The supply for Chesterfield consists primarily of planning permissions. These are set out in appendices 1 and 2 of the Five Year Housing Supply Statement.

5.3 The council has sought clear evidence from landowners and developers where appropriate to support the inclusion of deliverable sites for major development with outline permission, and sites with local plan allocations or entered in the brownfield register. These are set out in Appendices 3 to 5

of the Five Year Housing Supply Statement, and evidence for delivery in appendix 6.

5.4 This currently gives a total supply of **1982** 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 542** dwellings.

Table 6: Five Year Supply Position 1 <sup>st</sup> April 2019	
Housing Requirement (based on 240 pa)	1440
Housing Supply	1982
<b>Shortfall / Surplus</b>	<b>+542 dwellings</b>

## 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**

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<b>Appendices to the report</b>		
Appendix 1	Five Year supply statement 2019 to 2024	