

For publication

Five Year Supply of Land for Housing

Meeting:	Planning Committee
Date:	24 th July 2023
Cabinet portfolio:	Climate Change, Planning and Environment
Directorate:	Economic Growth
For publication	

1.0 Purpose of the report

- 1.1 To update planning committee on the latest position on the council's five year supply of deliverable housing sites.
- 1.2 To summarise the results of the latest Housing Delivery Test (HDT).

2.0 Recommendations

- 2.1 That member of Planning Committee note the report.

3.0 Reason for recommendations

- 3.1 In order that the Housing Supply and HDT results can inform the determination of planning applications.

4.0 Report details

- 4.1 The National Planning Policy Framework (NPPF) requires 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 74).
- 4.2 The Council publishes a statement annually, setting out the five year supply position (attached to this report as appendix 1).
- 4.3 In addition, the government is responsible for annually publishing the results of the Housing Delivery Test (HDT), usually in February. This sets out the performance of every Local Planning Authority on housing delivery and informs the calculation of the housing supply. The government has not yet

published the latest HDT results and has given no indication when, or if, they will be published this year.

Housing Delivery Test (HDT)

- 4.4 The Housing Delivery Test is based on a comparison of the Council's Housing Delivery (as monitored and reported by the Council to the Department of Levelling Up), and an assessment of housing need over a three year period. The Housing Need is calculated using the methodology set out in the 'Housing Delivery Test Calculation Handbook' and is not the same as the one used to calculate the adopted Local Plan target which is used to calculate the Five Year Housing Supply. The HDT results are set out in the Five Year Housing Supply statement attached as appendix 1, and are as follows:

Housing Delivery Test Results - 2022 measurement				
	Deliver Year			Total
	2019/20	2020/21	2021/22	
Homes required	220	153	223	596
Homes delivered	304	276	379	959
Delivery measurement				161%

- 4.5 The Council's performance on the Housing Delivery Test result would have been **161%** had it been published as normal.
- 4.6 Housing delivery for the 2022/2023 monitoring year was **273** (net) new dwellings, so performance for the next HDT is expected to remain above 100%.

Five Year Housing Supply.

- 4.7 As the Council's Local Plan (the Chesterfield Borough Local Plan 2018-2035) is less than five years old the calculation of the housing supply position will be based on the adopted Local Plan Target of 240 dwellings a year, plus a buffer of 5%, as required by the NPPF.
- 4.8 The five year supply is calculated in three parts:
- i. Five year housing target (240 x 5 plus a 5% buffer)
 - ii. Supply of deliverable sites (as defined by the NPPF)
 - iii. Calculation of surplus/deficit compared to the Local Plan housing target

4.9 The housing target for the next five years is **1260** (net) new dwellings:

Five Year Housing Requirement	
Local Plan Objectively assessed need (OAN) (annual)	240
Five year target (240 x 5)	1200
5% buffer	60
Five Year Housing Requirement	1260

4.10 To be considered deliverable, sites for housing should be available now, offer a suitable location for development, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular the NPPF sets definitions of deliverable sites as follows:

- i. sites which do not involve major development [less than 10 dwellings] and have outline planning permission, and all sites with detailed planning permission, unless there is clear evidence that homes will not be delivered within five years;
- ii. sites with outline planning permission for major development [10 or more dwellings]; allocations in a Local Plan; permission in principle, or; identified on a brownfield register - where there is clear evidence that housing completions will begin on site within five years.

4.11 The sites that are considered to be 'deliverable' according to these definitions are set out in the appendices of the Housing Supply statement and amounts to a total supply of **2022** dwellings.

Housing Supply as of 1st April 2023	
Supply of sites deliverable within five years	No. Dwellings
Remaining commitments on sites under construction as of 1 st April 2023	883
Detailed planning permission & Outline permission for less than 10 dwellings	574
Outline permission for major development	201
Allocated in Local Plan, but without planning permission	364
Brownfield Land Register sites only	0
Total Housing supply	2022

4.12 This works out as the equivalent of an **eight** year supply of deliverable sites.

4.13 The result of this in terms of decision making, is that paragraph decisions on planning applications should continue to be made on the basis of the adopted Local Plan and paragraph 11(d) of the NPPF (the 'presumption in favour of sustainable development) does not apply.

Document information

Report author

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Background documents

These are unpublished works which have been relied on to a material extent when the report was prepared.

NA

Appendices to the report

Appendix 1

Chesterfield Borough Council Five Year Housing Supply
Position 1st April 2023 To 31st March 2028