

**HOUSING, PLANNING AND REGENERATION AND REGULATORY SERVICES
SCRUTINY COMMITTEE 3RD MARCH 2020**

Report of the Head of Planning and Regeneration

ITEM 08 FIVE YEAR HOUSING LAND SUPPLY UPDATE

Purpose of the Report

To provide an update on the Council's housing land supply to enable Housing, Planning and Regeneration and Regulatory Services Scrutiny Committee to determine whether further scrutiny is required.

Briefing Summary

Title	Five Year Housing Land Supply Update
Aims/Objectives	To oversee the council's 5-year supply of housing land.
Background	<p>The Council is required to publish an annual statement setting out its assessment of 5 years housing supply covering the period from 1st April – 31st March.</p> <p>The housing land supply is measured against the Council's current housing requirement which is set out in the Charnwood Local Plan Core Strategy and is 820 homes per year.</p> <p>The Council's current housing land supply is 6.41 years as of 1st April 2019.</p>
Required outcomes	To ensure that, when necessary, the housing supply figures are scrutinised on a regular basis and any actions can be identified if required.
Measures to evaluate outcomes	<p>The following information is used to measure land supply:</p> <ul style="list-style-type: none">○ planning permissions granted in monitoring year○ completions in monitoring year○ intelligence from housing developers about anticipated build out rates for housing sites

<p>Implications for customers</p>	<p>The implications for local communities of less than 5 years of housing land supply is the Council having less control over planning decisions for housing proposals.</p> <p>The National Planning Policy Framework indicates that the “presumption in favour of sustainable development” is engaged where an authority cannot demonstrate a 5 year supply of housing land and this means decision makers should grant planning permission for proposals unless “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.</p>
<p>Alternative options</p>	<p>N/A</p>
<p>Emerging issues</p>	<p>The Council has been successful in demonstrating a 5 year supply at a number of planning appeals since the 2015/16 monitoring year.</p> <p>The Council’s robust position on housing supply has resulted in fewer speculative housing proposal being granted planning permission in the current monitoring year.</p> <p>It is currently anticipated that the Council will be able to demonstrate a 5 year supply as of 1st April 2020. This is, however, based on incomplete evidence on completions, permissions and up-to-date intelligence from housing developers.</p>
<p>Timetable/Future events</p>	<p>The five year supply update will be undertaken in April 2020 and published in May 2020 to provide certainty for planning decisions.</p>
<p>Cost and staff requirements</p>	<p>N/A</p>

Risks	<p>Paragraph 73 of the National Planning Policy Framework requires housing supply to be calculated from housing requirement in plans that are less than 5 years old. Where plans are more than 5 years old, housing supply should be calculated using the Government's Local Housing Need Figure.</p> <p>Five year supply is currently calculated against the Core Strategy housing requirement of 820 homes a year. The Core Strategy was adopted on 9th November 2015. The Local Housing Need figure for Charnwood is currently 1,082 homes per year and this will therefore have implications for five year supply. The Local Housing Need figure will change before November 2020 to take account of new household projections and an updated affordability ratio for the Borough and the implications of this will need to be assessed as the new data becomes available.</p> <p>The Council is preparing a new Charnwood Local Plan to plan for the increased housing need in the Borough up to 2036.</p>
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Background Papers:

None

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