

## SCRUTINY COMMISSION – 16TH NOVEMBER 2020

### Report of the Head of Planning and Regeneration

Item 12a FIVE YEAR HOUSING LAND SUPPLY UPDATE

#### Purpose of the Report

To provide an update on the Council's housing land supply to enable Scrutiny Commission 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 land supply covering the period from 1st April – 31st March.</p> <p>Housing land supply is measured against the local planning authority's housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old.</p> <p>Housing land supply has been calculated since 1<sup>st</sup> April 2020 against the Council's current housing requirement of 820 homes per year as set out in the Charnwood Local Plan Core Strategy. On 9<sup>th</sup> November the Core Strategy will be five years old and the Council will be required to measure the housing supply against the Local Housing Need figure for Charnwood which is identified using the national standard methodology and is currently 1,105 homes a year.</p> <p>The Council's housing land supply will therefore change on 9<sup>th</sup> November 2020 from 5.52 years to 4.1 years as of 1st April 2020.</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"><li>○ planning permissions granted in monitoring year</li><li>○ completions in monitoring year</li><li>○ intelligence from housing developers about anticipated build out rates for housing sites</li></ul>

Implications for customers	<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>
Alternative options	N/A
Emerging issues	<p>The Council has been successful in demonstrating a 5 year supply at a number of planning appeals since the 2015/16 monitoring year. 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>The requirement to measure housing supply against local housing need (identified using the national standard methodology) means the Council can no longer demonstrate a five-year supply of deliverable housing land. This means para 11 of the NPPF is engaged and there is a presumption in favour of sustainable development.</p> <p>It is anticipated that the Council will receive a large number of applications for unplanned housing developments ahead of the Local Plan which is due finalised for consultation in the new year. The presumption in favour of sustainable development means the Council will be required to 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>For decision made where there is a Neighbourhood Plan which is less than two years old the implications of the change are different while the Council can demonstrate three years housing supply and sufficient housing delivery. In these circumstances, national policy states that if the neighbourhood plan contains policies and allocations to meet its identified housing requirement then the adverse impact of allowing housing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits (para 14, NPPF).</p>
Timetable/Future events	The five year supply will change immediately on 9 <sup>th</sup> November 2020 and will be updated again in April 2021 and published in May/June 2021 to provide certainty for planning decisions.
Cost and staff requirements	N/A

Risks	The Council is preparing a new Charnwood Local Plan to plan for the increased housing need in the Borough and there is a risk that developments permitted due to the lack of five year supply will undermine the proposed development strategy and supporting infrastructure plans the Borough and lead to unplanned development.
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Background Papers: None

Officers to contact: Richard Bennett  
Head of Planning and Regeneration  
01509 63 4763  
[richard.bennett@charnwood.gov.uk](mailto:richard.bennett@charnwood.gov.uk)

Clare Clarke  
Group Leader for Plans, Policy and Place Making  
01509 634767  
[clare.clarke@charnwood.gov.uk](mailto:clare.clarke@charnwood.gov.uk)

