



COTSWOLD DISTRICT COUNCIL

CABINET

1ST MAY 2014

AGENDA ITEM (7)(B)

FIVE-YEAR HOUSING LAND SUPPLY

Accountable Member	Councillor NJW Parsons Cabinet Member for Forward Planning
Accountable Officer	Chris Vickery Forward Planning Manager 01285 623000 chris.vickery@cotswold.gov.uk
Purpose of Report	To seek formal endorsement of the District's latest five year housing land supply position.
Recommendations	That the latest Five Year Housing Land Supply position, detailed at Appendix 'A', be endorsed as a material consideration when determining planning applications for residential development.
Reason(s) for Recommendation(s)	To ensure that the latest housing land supply position has been formally approved as a material planning consideration.
Ward(s) Affected	None
Key Decision	No
Recommendation to Council	No
Financial Implications	None directly arising from this report.
Legal and Human Rights Implications	None directly arising from this report.
Environmental and Sustainability Implications	None directly arising from this report.
Human Resource Implications	None directly arising from this report.
Key Risks	The methodology for calculating housing land supply, along with the potential deliverability of SHLAA sites, are invariably subject to close scrutiny by the development industry and planning inspectors at appeals against the refusal of permission for residential development.

Equalities Impact Assessment	None directly arising from this report.
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Related Decisions	None.
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Background Documents	<p>Residential Land Monitoring Statistics (April 2014)</p> <p>Strategic Housing Land Availability Assessment - SHLAA (CDC, October 2010);</p> <p>SHLAA Review (CDC, October 2012)</p> <p>Emerging second review of SHLAA (CDC)</p> <p>Review of Five Year Housing Land Supply: Cotswold District (May 2013) (DLP Planning Consultants, May 2013)</p> <p>Report to the Secretary of State for Communities and Local Government regarding the appeals by CALA Management Ltd., Land at Todenham Road, Moreton in Marsh, Gloucestershire, dated 26 January 2011 (File Ref: APP/F1610/A/10/2130320);</p> <p>Report to the Secretary of State for Communities and Local Government regarding the appeals by Fay & Son Ltd., Highfield Farm, Tetbury, Gloucestershire, dated 13 February 2013 (File Ref: APP/F1610/A/11/2165778) and the Approved Judgement of Mr Justice Lewis on the legal challenge (ref: CO/3629/2013).</p>
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Appendices	Appendix 'A' - Five Year Housing Land Supply, May 2014
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Performance Management Follow Up	N/A
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<p>Background Information</p> <p>1. The National Planning Policy Framework (NPPF) requires all local planning authorities to monitor the amount of land available for residential development in their areas and to publish annual reviews. The housing land supply is an estimate of the number of dwellings expected to be delivered within five years.</p> <p>2. The supply of housing land is measured against the District's annual housing requirement, taking account of various delivery assumptions, to produce the five-year housing land supply position. This is important to all local planning authorities because, if there is less than five years' worth of housing supply, the authority is vulnerable to speculative planning applications anywhere, including sites that do not accord with local planning policies. This can even happen if an authority has an up-to-date Plan. The Government has made it increasingly clear that house building is a top national priority, and the Planning Inspectorate has been taking a tough line with the many Councils who have fallen short of a five-year housing supply.</p> <p>3. The NPPF (March 2012), for the first time, imposed an additional 5% 'buffer' on all local authorities "...moved forward from later in the plan period to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%...". The planning appeal decisions on Highfield Farm/Berrell's Road, Tetbury, endorsed by the Secretary of State, has established that Cotswold District should be subject to a 20% buffer.</p> <p>4. The latest supply position, detailed at Appendix 'A', indicates that this Council now has a 359 unit surplus over-and-above the five year plus a 20% buffer requirement.</p>
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5. Please note that Appendix 4 from last year's housing supply document is currently being updated. This will be included prior to publication of the position statement. It will not alter the five-year supply calculation, but serves as useful evidence to support projected delivery of sites.

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