



CABINET (SPECIAL MEETING)

4TH DECEMBER 2014

AGENDA ITEM (4)

FIVE-YEAR HOUSING LAND SUPPLY - UPDATE

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| Accountable Member | Councillor NJW Parsons Cabinet Member for Forward Planning |
| Accountable Officer | Georgina Wood Principal Planning Policy Officer 01285 623000 georgina.wood@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 |

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| Key Risks | The objectively assessed housing need and methodology for calculating housing land supply, along with the potential deliverability of SHLAA sites, are invariably subject to close scrutiny and challenge 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 |
| Background Documents | Five-Year Housing Land Supply - May 2014 Residential Land Monitoring Statistics (April 2014) Strategic Housing Land Availability Assessment - SHLAA (CDC, October 2010); SHLAA Review (CDC, October 2012) Emerging second review of SHLAA (CDC) Review of Five Year Housing Land Supply: Cotswold District (May 2013) (DLP Planning Consultants, May 2013) Appeal Decision: APP/F1610/A/14/2213318 Land south of Cirencester Road Fairford application 13/03097/OUT |
| Appendices | Appendix 'A' - Five-Year Housing Land Supply, December 2014 |

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| Performance Management Follow Up | N/A |
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| Background Information | |
| 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. |
| 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. |
| 3. | The NPPF imposes an additional 'buffer' on all local authorities. 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. |
| 4. | Following the publication of the Fairford appeal, it is established that the Council did not have an Objectively-Assessed Housing Need (OAN) and should not be relying on the Regional Spatial Strategy (RSS) figure for the purposes of calculating the five-year housing land supply. Since the publication of that appeal decision, the Council have received an independent evidence report to support the Local Plan. The report 'The Objectively Assessed Housing Needs for Stroud, Forest of |

Dean and Cotswold' by Neil McDonald with Christine Whitehead (leading experts in the field), establishes an OAN for Cotswold of 7,500 over the Plan period, or 375 per year.

5. The significant changes to the five-year supply document are at Pages 4, 5 and 12, where reference to the RSS has been removed and replaced with the new OAN. The five-year supply position outlines that the Council can identify 6.6 years' supply of deliverable housing, set against the OAN requirement and incorporating the 20%.

6. The elements of supply remain as previously outlined in the May 2014 position, due to the monitoring period ending in March, and that it is not possible or appropriate to take account of part-year's data within the calculation. The main increase is due to the RSS figure having been applied back to 2006 during periods of low delivery. The OAN figure applies from 2011 onwards, and although the requirement is higher, this is over a period of high delivery rates.

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