



**CABINET**

**11<sup>TH</sup> JUNE 2015**

**AGENDA ITEM (10)**

**FIVE-YEAR HOUSING LAND SUPPLY - UPDATE**

<b>Accountable Member</b>	Councillor NJW Parsons Cabinet Member for Forward Planning
<b>Accountable Officer</b>	Lindsay Wood Assistant Planner 01285 633547 lindsay.wood@cotswold.gov.uk

<b>Purpose of Report</b>	To seek formal endorsement of the District's latest five-year housing land supply position.
<b>Recommendations</b>	<b>That the latest Five-Year Housing Land Supply position, detailed within the Annex to this report, be endorsed as a material consideration when determining planning applications for residential development.</b>
<b>Reason(s) for Recommendation(s)</b>	To ensure that the latest housing land supply position has been formally approved as a material planning consideration.

<b>Ward(s) Affected</b>	None
<b>Key Decision</b>	No
<b>Recommendation to Council</b>	No

<b>Financial Implications</b>	None directly arising from this report.
<b>Legal and Human Rights Implications</b>	None directly arising from this report.
<b>Environmental and Sustainability Implications</b>	None directly arising from this report.
<b>Human Resource Implications</b>	None directly arising from this report.
<b>Key Risks</b>	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.

<b>Equalities Impact Assessment</b>	Not applicable.
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<b>Related Decisions</b>	Five-Year Housing Land Supply Updates - (i) Minute CAB.120(2), Cabinet Meeting, 1 <sup>st</sup> May 2014 (ii) Minute CAB.74, Special Cabinet Meeting, 4 <sup>th</sup> December 2014
<b>Background Documents</b>	5 Year Housing Land Supply Jan 2015 Residential Land Monitoring Statistics (April 2015) SHLAA third review (May 2014) SHLAA Addendum (November 2014) Neil McDonald with Christine Whitehead report: <i>The Objectively Assessed Housing Needs of Stroud, Forest of Dean and Cotswold</i> , (October 2014)
<b>Appendices</b>	<b>Annex (plus Appendices 'A'-'D')</b> - Five-Year Housing Land Supply, May 2015

<b>Performance Management Follow Up</b>	Implement Cabinet decision
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<b>Background Information</b>	
<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 imposes an additional 'buffer' on all local authorities. The planning appeal decisions on Highfield Farm/Berrells Road, Tetbury, endorsed by the Secretary of State, has established that Cotswold District should be subject to a 20% buffer.</p> <p>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 figure for the purposes of calculating the 5 year housing land supply. Since the publication of that appeal decision' the Council has 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 7,600 over the plan period, or 380 per year.</p>	

5. The 5 year supply position (May 2015) outlines that the Council can identify 7.74 years supply of deliverable housing, set against the OAN requirement and incorporating the 20%. Set against the OAN requirement and incorporating a 5% buffer, as required by the NPPF, the Council can identify 8.85 years supply of deliverable housing.

6. The elements of supply are informed by commitments identified in the Residential Land Monitor (2014/15) and investigation into site delivery of current SHLAA sites within settlement boundaries. Compared to figures in the previous report (January 2015), the Council has an increase of 1.14 years in its 5 year housing land supply.

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