

LOCAL PLAN SUB-COMMITTEE – 7 MARCH 2019

PART I - DELEGATED

5. LOCAL PLAN UPDATE (DCES)

1 Summary

1.1 This report provides:

- a summary of the responses to the Potential Sites consultation
- an update on the standard method of calculating Housing Need, and
- details of the Housing Delivery Test and Action Plan
- an update to the 5 Year Housing Supply and details of the Annual Position Statement

2 Potential Sites Consultation Responses

2.1 The Potential Sites Document was subject to a non-statutory¹ consultation between 26 October and 21 December 2018.

2.2 The proposed Potential Sites consultation was a non-statutory consultation additional to those required by the Regulations and sought information from 'statutory consultees'², infrastructure providers and Duty to Co-operate partners to assist with the desktop assessment of the sites required by the Strategic Housing and Employment Land Availability Assessment (SHELAA).

2.3 We received over 2,700 responses to the consultation. Appendix 1 to this report is a summary of the responses from the statutory consultee bodies and Appendix 2 summarises the main issues that were raised by residents and other non-statutory consultees.

2.4 The site assessments will be informed by the relevant information received from the consultee responses.

3 Update to the Standard Method for Calculating Housing Need

3.1 On the 20 February 2019 the standard method for calculating housing need was updated by the Government. The calculation has reverted to using the 2014 ONS growth projections rather than the 2016 projections. This has resulted in an increase in our housing need figure from 496 to 620 dwellings per annum. It should be noted that there has been an increase from the figure of 615 dwellings per annum that was presented to the previous Local Plan Sub-Committee as the 2018-2028 growth projections were being used (from the 2014 ONS figures), while now the growth projections for 2019-2029 are being used; resulting in an increase of 5 dwellings per year.

¹ The Town and Country Planning (Local Plan) (England) Regulations 2012 require 2 consultations – at Regulation 18 (sometimes referred to as 'Issues & Options') and at Regulation 19 when the Draft Local Plan is published before being submitted to the Secretary of State for examination.

² As defined by The Town and Country Planning (Local Plan) (England) Regulations 2012

4 Housing Delivery Test and Action Plan

4.1 In February 2019 the first set of Housing Delivery Test results was published. The results set out a standard approach to measuring how well the delivery of homes is going and create a series of consequences on councils for failing the test.

4.2 Although the Council has been delivering above the Core Strategy housing target of 180 per year, this was considered 'out-of-date' beyond the first year of the three-year period used to calculate housing delivery. The following two years used 2012 ONS growth projections which increased the target significantly. Having 'failed' the Housing Delivery Test the Council will be required to make an Action Plan and apply a 20% buffer to its 5-Year Housing Land Supply.

4.3 The Action Plan will identify reasons for under-delivery, explore ways to reduce risk of further under-delivery and set out measures the Council intends to take to improve levels of delivery. Planning Practice Guidance states that LPAs may wish to include an analysis of under-delivery considering:

- barriers to early commencement after planning permission is granted and whether such sites are delivered within permitted timescales;
- barriers to delivery on sites identified as part of the 5 year land supply (including land banking, scheme viability, affordable housing requirements, pre-commencement conditions, lengthy section 106 negotiations, infrastructure and utilities provision, involvement of statutory consultees etc.);
- whether sufficient planning permissions are being granted and whether they are determined within statutory time limits;
- whether the mix of sites identified is proving effective in delivering at the anticipated rate.
- whether proactive pre-planning application discussions are taking place to speed up determination periods;
- the level of ongoing engagement with key stakeholders (for example, landowners, developers, utility providers and statutory consultees) to identify more land and encourage an increased pace of delivery;
- whether issues, such as infrastructure or transport for example, could be addressed at a strategic level - within the authority, but also with neighbouring and upper tier authorities where applicable.

5 5-Year Housing Land Supply and Annual Position Statement

5.1 It was previously reported to the Local Plan Sub-Committee that the Council can only demonstrate 3.7 years supply of deliverable housing. The application of the 20% buffer as a consequence of failing the Housing Delivery Test combined with the increase in housing need due to the 2014 ONS figures once again being used result in the Council only being able to demonstrate 2.6 years supply of deliverable housing. This makes no difference to the Council's current position as its Local Plan was already 'out-of-date' when it was unable to demonstrate a 5-year supply of deliverable housing in last year's Annual Monitoring Report.

The 20% buffer and updated housing need figure will be applied when the Council confirms its 5-year Housing Supply position through an Annual Position Statement³ that needs to be submitted to the Secretary of State by 31 July 2019.

- 5.2 The Council needs to inform the Secretary of State of its intention to produce an Annual Position Statement by 1 April and submit the Statement by the 31 July 2019. A Planning Inspector will then review the Statement and supporting evidence and issue their recommendation in October, confirming, if appropriate the housing land supply until the following October.

6 Options and Reasons for Recommendations

- 6.1 The Council has a legal requirement to produce a Local Plan.

7 Policy/Budget Reference and Implications

- 7.1 The recommendations in this report are within the Council's agreed policy and budgets.

8 Financial, Legal, Equal Opportunities, Staffing, Environmental, Community Safety, Public Health, Customer Services Centre, Communications & Website, Risk Management and Health & Safety Implications

- 8.1 None specific.

9 Recommendation

- 9.1 That Members note the content of this report.

Report prepared by: Claire May MSc MRTPI, Head of Planning Policy & Projects and Marko Kalik, Senior Planning Officer

Background Papers

National planning Policy Framework (February 2018)

Planning Practice Guidance

Annual Monitoring Report 2017/2018

Potential Sites Document for Consultation

The Town and Country Planning (Local Plan) (England) Regulations 2012

APPENDICES

Appendix 1 Summary of Responses from Statutory Consultees

Appendix 2 Summary of Main Issues

³ An Annual Position Statement is a more detailed 5-Year Housing Land Supply Assessment that Officers prepare and publish each December.