

Report to Planning Committee

5 year Housing Land Supply Statement for the Borough of Newcastle-under-Lyme covering the 5 year period from 1st April 2017 to 31st March 2022

Purposes of the Report

To present updated information on the current 5 year housing land supply position as set out accompanying Statement.

Recommendations

- 1) That members note the content of the 5 year supply statement.
- 2) That members note the significance of the 5 year supply position in Development Management decision making.

Reasons

To ensure the Council makes decisions in line with up-to-date planning policy and its latest 5 year housing land Supply Statement.

- 1.0 Member's attention is drawn to the accompanying 5 year Housing Land Supply Statement and its Appendix. The purpose of this report is not to repeat the content of the Supply Statement but rather to draw attention to the key elements of it
- 1.1 Whilst the Statement is a Supply Statement it is a measurement of the area's supply of deliverable housing sites against the housing requirements or needs of the area. To this end the Statement explains that evidence relating to the housing need for both Newcastle and Stoke has been published in the Strategic Housing Market Assessment and the Strategic Housing Market Assessment Review 2017. At this stage the evidence is only a recommendation to the two authorities. Both documents have been published, as part of the Joint Local Plan Strategic Options public consultation exercise.
- 1.2 These studies indicate that Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council share a single housing market area (HMA). The SHMA Review, 2017, recommends a full Objectively Assessed Need (OAN) of 1,390 dwellings per annum across the HMA for the period 2013 to 2033. This need draws on the implications of employment growth on housing need and supporting a return to a higher level of household formation for younger people.
- 1.3 The SHMA Review, in order to identify a recommended OAN for the housing market area, is comprised of an up-to-date assessment of Newcastle's housing need. The assessed housing need for Newcastle-under-Lyme is 586 dwellings per annum from 2013 through to 2039. This assessment does not represent a full OAN as the recommended requirement does not apply across the HMA. In simple terms the recommended figure of 586 dwellings per annum is the Borough's component of the recommended OAN.
- 1.4 As a result, this Statement provides only an interim and indicative picture of potential housing land supply in Newcastle-under-Lyme Borough alone, and not across the housing market area. That would require a Joint five year housing land supply calculation across both local authority areas in order to encompass the HMA, see Figure 1. It is intended to prepare such a statement at the Preferred Option stage of the Joint Local Plan process. Nevertheless it is considered appropriate to prepare a 5 year housing land supply statement for the Borough alone in order to support development management, and comply with paragraph 47 of the NPPF. There is a requirement to produce such a Supply Statement on an annual basis and the Council last produced such a Statement (in the form of a Mid-year update) in January 2016.
- 1.5 The new Statement reports that the level of completions in 2015/16 was relatively low (154) whilst the figure was considerably higher (412) in 2016/17. When compared with the latest

indication of housing need there has been a consistent and persistent underdelivery of housing against that need with the result that in calculating the amount of housing land required it is appropriate to use a 20% buffer. Taking this into account and the underdelivery that there has been since 2013, the starting year of the SHMA, the requirement or need figure for the area for the next 5 years comes to just over 5,000 dwellings – an annual requirement of 1,007 per year.

- 1.6 To be included in an area's 5 year housing land supply statement, sites have to be deliverable which means that they should be available now, offer a suitable location for development now, and be achievable with a reasonable prospect that housing will be delivered on the site within the 5 years and in particular that development of the site is viable. In addition to those sites with planning permission (which could contribute 1523 units over the next 5 years), it is considered reasonable to include some 5 further sites that did not have planning permission as at 1st April 2017 (giving an additional 175 units over the next 5 years). After adding in what is termed a windfall allowance, a supply of 1,816 units is considered to have existed as at 1st April 2017.
- 1.7 **In terms of the number of years' worth of its housing requirements that is equivalent to 1.8 years. It is therefore clear that the Borough is currently unable to demonstrate a five year housing land supply according to the latest available evidence regarding its housing need.**
- 1.8 Paragraph 49 of the National Planning Policy Framework (NPPF) states that housing applications should be "considered in the context of the presumption in favour of sustainable development" and that "relevant policies for the supply of housing should not be considered to be up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites".
- 1.9 The NPPF describes housing supply policies as either up to date or not by reason of whether or not a planning authority can demonstrate a five year supply of housing sites. There is no middle ground anticipated in national policy. A Local Planning Authority either can or cannot demonstrate such a supply. The directive in paragraph 49 of the NPPF must be considered to be engaged – the Council's housing supply policies cannot be considered to be up-to-date.
- 1.10 If housing supply policies (which include most particularly saved Local Plan Policy H1 and its reference to village envelopes, and CSS policy ASP6 with its reference to Rural Service Centres and a maximum amount of dwellings within the Rural Area) are not up-to- date then, according to the NPPF in paragraph 14, insofar as development management or decision-taking is concerned, this means, unless material considerations indicate otherwise, granting planning permission for sustainable development unless;
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
 - specific policies in the Framework indicate development should be restricted.

Date report prepared : 7th August 2017