

Report to Planning Committee 15 September 2020

5 year Housing Land Supply Statement for the Borough of Newcastle-under-Lyme covering the 5 year period from 1 April 2019 to 31 March 2024

Purpose of the Report

To present updated information on the current 5 year housing land supply position (at 31 March 2019) as set out in accompanying statement.

Recommendations

- 1) That members note the content of the 5 year Housing Supply Statement and agree that it represents the current position of the Council.
- 2) That members note the significance of the 5 year supply position for Development Management decision making.

Reasons for recommendations

To ensure the Council calculates its 5 year Housing Land Supply Statement in accordance with current government policy, planning practice guidance and reflects the most up-to-date position regarding its supply of deliverable housing sites.

1. Member's attention is drawn to the accompanying 5 year Housing Land Supply Statement and its Appendix A. The purpose of this report is not to repeat the content of the Supply Statement, but rather to draw attention to key elements of it.
2. The 5 year Supply Statement is a measurement of Borough's supply of deliverable housing sites against the Borough's local housing need. Local housing need is required to be calculated using the standard method set out in the Planning Practice Guidance.
3. The Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (Local Plan) was adopted more than five years ago (October 2009), and the emerging Local Plan has not yet been subject to examination. Therefore, the standard method should be used to calculate the housing need.
4. The Borough's annual housing requirement is **371 homes per annum** or 1,854 homes over the five year period 2019-2024. This is based on the standard method including adjustment for accumulated shortfall since 2016-17 and the application of a 5% buffer.
5. To be included in the Borough'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. Sites which are not categorised as major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example, if they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the

development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

6. As at 31 March 2019, the Council is able to demonstrate **7.3 years of housing land supply** taking into account accumulated shortfall since 2016/17 and the application of a 5% buffer. This means that, in accordance with Paragraph 11 of the National Planning Policy Framework (NPPF) [February 2019], relevant policies that relate to the supply of housing continue to be considered up-to-date.
7. The Council's supply exceeds the 5 year figure by 2.3 years or 853 units. The figures are considered to be robust and defensible. Most significantly, the Council is able to demonstrate a 5 year housing land supply [5.1 years] even if student accommodation units are excluded from its supply.
8. Officers acknowledge that this report has been delayed; it is reporting the housing land supply position at 31 March 2019 on 15 September 2020. To prevent future delays, we have already commenced our annual monitoring process to ascertain the housing land supply position at 31 March 2020. We expect this process to be completed by November 2020.