

Forest Heath District Council

(This report is not a key decision. This report has been subject to appropriate notice of publication under the Council's Access to Information Rules)

Report of the Cabinet Member for Planning, Housing and Transport

**LOCAL PLAN
WORKING GROUP**

16 OCTOBER 2014

LOP14/022

FIVE YEAR HOUSING LAND SUPPLY

1. Summary and reasons for recommendation(s)

- 1.1 An assessment has been undertaken of the five year supply of housing land in Forest Heath District at 31 March 2013. This covers the period 1 April 2013 to 31 March 2018 (Appendix).
- 1.2 The Cambridge Sub-Region's Strategic Housing Market Assessment update (SHMA), published June 2013 provides the full, objectively-assessed housing need assessment, taking a base date of 2011. The SMHA assessed the need in Forest Heath between 2011 and 2031 at 7,000 dwellings. This data forms the starting point for the assessment of a 5 year housing land supply.
- 1.3 The supply is then calculated using housing completions and unimplemented planning consents at 31 March 2013. Other sites which are considered deliverable within the five year period are also included, as set out in Appendix B of the report.
- 1.4 The report demonstrates Forest Heath has a 5.1 year supply of housing land, including a 5% buffer. This assessment is based on monitoring data at 31 March 2013 and includes updates on the planning status of deliverable sites.
- 1.5 Note the time period which the 5 year land supply covers is 1 April 2013 to 31 March 2018. An update is currently being prepared.

2. Recommendation(s)

- 2.1 **That Members note the content of five year housing supply report and approve for publication and use in development management.**

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3. Strategic priorities

- 3.1 The five year land supply assessment was produced as evidence in support of the Local Plan and to assist in Development Management decisions which in itself relates to all three priorities contained within the West Suffolk Strategic Plan, (2014-16).

5. Other options considered

- 5.1 Not applicable.

6. Community impact

- 6.1 Not applicable.

7. Consultation *(what consultation has been undertaken, and what were the outcomes?)*

- 7.1 Not Applicable. The five year land supply Assessment is a technical document and not subject to consultation.

8. Financial and resource implications *(including asset management implications)*

- 8.1 Not Applicable.

9. Risk/opportunity assessment *(potential hazards or opportunities affecting corporate, service or project objectives)*

- 9.1 Failure to have and maintain an up to date 'five year land supply' results in Local Plan policies relating to the supply of housing being considered out of date, leading to less control over planning matters across the district.

10. Legal and policy implications

- 10.1 The Planning and Compulsory Purchase Act, (2004), requires Forest Heath DC to prepare and keep an up-to-date Development, (Local), Plan. An effective Development, (Local), Plan is essential for the continuation of an effective planning service.

11. Ward(s) affected

- 11.1 All wards are affected by maintaining a five year land supply.

12. Background papers

12.1 None.

13. Documents attached

13.1 Appendix – Forest Heath Five Year Land Supply Report - March 2013
(includes:

Appendix A: Permissions for Dwellings

Appendix B: Sites identified in SHLAA and Site Allocations - Further
Issues and Options Dec 2013 that are considered deliverable within
the 5 year land supply)