

Local Plan Working Group



Forest Heath
District Council

Title of Report:	Five Year Land Supply – February 2016	
Report No:	LOP/FH/16/007	
Report to and date:	Local Plan Working Group	18 February 2016
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Purpose of report:	To note the content of the five year housing land supply report for publication and use in development management.	
Recommendation:	It is recommended that Members note the content of the five year housing supply report which will be published and used in development management.	
Key Decision: <i>(Check the appropriate box and delete all those that do not apply.)</i>	<i>Is this a Key Decision and, if so, under which definition?</i> Yes, it is a Key Decision - <input type="checkbox"/> No, it is not a Key Decision - <input checked="" type="checkbox"/>	
Consultation:	<ul style="list-style-type: none"> Not applicable. The five year land supply assessment is a technical document and not subject to consultation. 	
Alternative option(s):	<ul style="list-style-type: none"> No applicable. The document is prepared in accordance with the National Planning Policy Framework and National Planning Policy Guidance. 	
Implications:		
<i>Are there any financial implications? If yes, please give details</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Are there any staffing implications? If yes, please give details	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Are there any ICT implications? If yes, please give details	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Are there any legal and/or policy implications? If yes, please give details	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There is a requirement for Local Planning Authorities to produce and update a five year land housing land supply assessment in accordance with the National Planning Policy Framework and Guidance.
Are there any equality implications? If yes, please give details	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Risk/opportunity assessment:	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an up to date 'five year land supply' results in Local Plan policies relating to the supply of housing being considered out of date, leading to less control over planning matters across the district.
Ward(s) affected:	All Wards in the District are affected by maintaining a five year land supply.
Background papers: (all background papers are to be published on the website and a link included)	Assessment of five year housing supply of land. As at March 2014. Published February 2015. http://www.westsuffolk.gov.uk/planning/Planning_Policies/upload/15-02-16-final-FH-5-yr-supply-report-2014-19.pdf
Documents attached:	Working Paper 1: Forest Heath District Council. Assessment of a Five Year Supply of Housing Land taking a Baseline Date of 31 March 2015. (The five years covered in this assessment are 1 April 2016 to 31 March 2021).

1. Key issues and reasons for recommendation(s)

1.1 Background

The National Planning Policy Framework (March 2012) requires Planning Authorities to identify and maintain a five year land supply of deliverable land for housing. The assessment of land supply is updated annually, however if any significant land supply changes occur during that time, further updates will be prepared and made available on the Website.

- 1.2 The Forest Heath Assessment of Housing Land Supply (Working Paper 1) sets out the availability of housing land supply for the period 2016-2021. It takes a baseline of 31 March 2015 and estimates completions and new commitments arising for the year 2015-16, establishing a 'year forward' five year supply for the period 2016-2021.
- 1.3 The Cambridge Sub-Region's Strategic Housing Market Assessment (SHMA), published June 2013 took a base date of 2011 and made an assessment of housing needs in the district. The SMHA assessed the full, objectively-assessed housing need in Forest Heath between 2011 and 2031 at 7000 dwellings.
- 1.4 The Strategic Housing Market Assessment (SHMA) for Forest Heath was updated in January 2016, setting a revised need of 6800 dwellings in the period 2011 to 2031. The study was supported by evidence prepared by Peter Brett Associates which assessed market signals. This objectively assessed need (OAN) forms the basis for the five year supply calculation.
- 1.5 This assessment of supply includes sites completed and those with planning permission at 31 March 2015. In addition an estimate is made of likely completions and windfall in the current year 2015/16. A housing trajectory is included which illustrates which sites will contribute to the current year supply and the following five year supply.
- 1.6 Sites proposed as preferred options in the 3rd Issues and Options draft Site Allocation Local Plan (SALP) have been included where they are considered available, suitable, achievable and capable of being delivered within a five-year timeframe, see housing trajectory at Appendix A of the report. These comprise sites identified in the SHLAA, some of which obtained planning permission after 31 March 2015 or a resolution to approve consent. Others are currently subject of a planning application or pre-application discussions have taken place. A pragmatic view has been taken on likely delivery timescale reflecting the status of the planning application, planning conditions and s106 agreements to address infrastructure constraints.
- 1.7 The report demonstrates Forest Heath has a 6.9 year supply of housing land, including a 5% buffer and 6.2 years when addressing the under supply in the first five years (Sedgefield approach). This assessment is based on monitoring data at 31 March 2015, estimates completions and planning permissions arising in the current year (2015-16) and looks forward one year to give a five year supply for the period 2016-2021.

- 1.8 It should be noted that the Hatchfield Farm site has been included within the five year supply calculation. The decision on the call-in inquiry is still awaited, however should the recommendation to approve the application be dismissed, the Council could demonstrate a corresponding 5.9 or 5.2 year supply using methodologies cited above.
- 1.9 This Assessment of five year land supply updates the previous Assessment which was based on monitoring data 31 March 2014 and published February 2015. At that time, Forest Heath maintained a 5.1 years supply of housing land including a 5% buffer, and 4.9 years when addressing under supply in the first five years (Sedgefield approach).