

<b>Subject:</b>	<b>APPROVAL AND PUBLICATION OF DOVER DISTRICT COUNCIL'S 5-YEAR HOUSING LAND SUPPLY CALCULATION 2016/17</b>
<b>Meeting and Date:</b>	<b>Special Cabinet – 20 November 2017</b>
<b>Report of:</b>	<b>Nadeem Aziz, Chief Executive</b>
<b>Portfolio Holder:</b>	<b>Councillor James Back, Portfolio Holder for Built Environment</b>
<b>Decision Type:</b>	<b>Key</b>
<b>Classification:</b>	<b>Unrestricted</b>
<b>Purpose of the report:</b>	To seek the approval and publication of the District Council's 5-Year Housing Land Supply Calculation for 2016/17.
<b>Recommendation:</b>	That Cabinet approves and publishes the calculation of the District Council's 5-Year Housing Land Supply for 2016/17.

## **1. Summary**

- 1.1 In order to boost the supply of housing, Local Planning Authorities (LPAs) are required by the National Planning Policy Framework (NPPF 2012) to identify and update annually a supply of specific deliverable sites capable of providing 5 years' worth of housing to meet the district's housing requirements.
- 1.2 In determining whether the Council has 5 years' worth of housing supply an assessment of the anticipated supply of new homes against those required to be delivered across the Dover district during the 5-year period is undertaken. An explanation of this calculation is published annually in the Council's Authority Monitoring Report (AMR). The AMR period runs until 31 March but, due to the time needed to collate and process the data, the AMR is not usually published until December. The next AMR is due to be discussed by Cabinet at its meeting to be held on 4 December 2017.
- 1.3 The Council's position regarding its 5-year Housing Land Supply (HLS) is a key consideration in the decision making process, as well as in relation to planning appeals.

## **2. Introduction and Background**

- 2.1 Paragraph 47 of the NPPF (2012) requires LPAs to identify and update annually the supply of specific deliverable sites sufficient to provide 5 years' worth of housing against their housing requirements.
- 2.2 In compliance with government legislation, the Council is required to publish an AMR annually. The key purpose of this document is twofold: to monitor the effectiveness of planning policy set out in the Council's adopted Development Plan (Core Strategy (2010) and Land Allocations Local Plan (2015), and to report the Council's 5-year HLS calculation for use in development management.

- 2.3 The 5-year HLS calculation is simply a comparison between the anticipated supply of new homes against the number of new homes required to be built across the Dover District over a 5-year period.
- 2.4 The Council's 5-year HLS is at issue in a current appeal which is proceeding by way of public inquiry and is scheduled to commence on Tuesday 28 November 2017. It is considered that being able to report the Council's latest position regarding its 5-year HLS will be of assistance to the Inquiry and ensure the Inspector has the most recent information when determining the appeal.
- 2.5 Although the Council is able to rely upon the 2015/16 AMR data to demonstrate that it does have a 5-year HLS, as the 2016/17 data is due to be published very soon after the Inquiry, in the December 2017 AMR, it is considered appropriate for the most up to date data to be made available as soon as practicable. As the information gathering and collation of the HLS data has now been completed, Cabinet is therefore invited to approve early release of the HLS data, in advance of the AMR going to Cabinet on 4 December 2017.
- 3. Dover District Council's 5-Year Housing Land Supply Calculation 2016/17**
- 3.1 In March 2017, Cabinet agreed to review the Council's existing adopted Development Plan (Core Strategy (2010) and Land Allocations Local Plan (2015) because the housing targets are based on the RSS and predate the NPPF (2012).
- 3.2 As part of this, the Regeneration Delivery Section commenced work on developing evidence base studies required to inform the preparation of the new District Local Plan, namely the Strategic Housing Market Assessment (SHMA, 2017) and Economic Development Needs Assessment (EDNA, 2017).
- 3.3 The Council's SHMA (2017) has identified an Objectively Assessed Need for housing of 529 dwellings per annum for the period 2014-2037. This is NPPF compliant and has been used as a starting point in determining whether the District has 5 years' worth of supply for housing during the next 5-year period (2017/18-2021/22).
- 3.4 The methodology used to determine the Council's position regarding the 5-year HLS follows guidance detailed in the NPPF (2012). The 5-year HLS calculation for 2016/17 is set out in the table below:

<b>A. Housing target for 5-year period (2017 – 2022)</b>	<b>529 x 5 = 2,645 dwellings</b>
<b>B. Housing delivery since the 2014 base date</b> (housing requirement to date (1,587 dwellings) minus housing completions to date (1,476 dwellings))	<b>111 (difference between the requirement and completions to date)</b>
<b>C. Total housing requirement (A+B)</b>	<b>2,645 + 111 = 2,756 dwellings</b>
<b>D. Plus the required buffer</b>	<b>2,756 + 5% = 2893.8 dwellings</b>

<b>E. Housing land supply</b> (including extant planning permissions (under construction/not started), site allocations, resolutions to grant, windfall allowance)	<b>3,319 dwellings</b>
<b>F. 5-year Housing Land Supply</b>	$3,319 / 2,893.8 = 1.15$ $1.15 \times 5 = \mathbf{5.75 \text{ years}}$
<b>Total</b>	<b>5.75 years of supply</b>

3.5 The above calculation shows that the Council has a HLS of 5.75 years and therefore the Council can demonstrate in excess of a 5-year HLS.

3.6 An explanation of the key components of the above calculation detailed in the 5-year HLS chapter, extracted from this year's draft AMR 2016/17, is appended to this report (Appendix 1) together with the detailed site assessment tables (Appendix 2).

#### **4. Identification of Options**

4.1 **Option 1:** To approve and publish the Council's 5-year HLS calculation for 2016/17 prior to the publication of the AMR, to assist the forthcoming Inquiry and the determination of planning applications and planning appeals.

4.2 **Option 2:** To not approve the publication of the Council's 5-year HLS calculation for 2016/17 prior to the publication of the AMR.

#### **5. Evaluation of Options**

Local Planning Authorities must identify and update their supply of deliverable housing sites for a 5-year period. The Council's 5-year HLS calculation is a key consideration in the decision-making process and is an integral component of its AMR which is scheduled to be published at the end of 2017. As the HLS data has been collated and is due to be published in December, it is recommended that it is approved and published now to inform the forthcoming Inquiry and assist in development management decisions.

#### **6. Resource Implications**

6.1 None.

#### **7. Corporate Implications**

7.1 Comment from the Section 151 Officer: Finance have been consulted and have nothing further to add (SB)

7.2 Comment from the Solicitor to the Council: The Planning Solicitor has been consulted in the preparation of this report and has nothing further to add.

7.3 Comment from the Equalities Officer:

'This report does not specifically highlight any equalities implications, however in discharging their responsibilities members are required to comply with the public sector duty as set out in section 149 of the Equality Act 2010 <http://www.legislation.gov.uk/ukpga/2010/15> '

## **8. Appendices**

Appendix 1 – Extract of 5-year Housing Land Supply chapter from the Council's draft AMR (2016/17)

Appendix 2 – Housing Sites Assessment Tables

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