

**CHILTERN DISTRICT COUNCIL
CABINET 22nd October 2013**

Background Papers, if any, are specified at the end of the Report

CHILTERN DISTRICT HOUSING LAND SUPPLY TRAJECTORY 2006 TO 2028

Contact Officer: Gary Bartlett (01494 732034)

RECOMMENDATION

- 1. That Cabinet approves the 2013 Chiltern District Housing Land Supply Trajectory 2006 to 2028 for publication as an evidence document for the Delivery Development Plan Document and inclusion in the 2012/13 Annual Monitoring Report**

Relationship to Council Objectives

The Housing Land Supply Trajectory has a strong relationship to all three Council Objectives:

Objective 1 – Efficient and Effective Customer Focused Services

Objective 2 - Safe, Healthy and Cohesive Community

Objective 3 – Conserve the Environment and Promote Sustainability

Implications

- (i) This is not a key decision.*
- (ii) Within the Council's Policy and Budgetary Framework.*

Financial Implications

The housing trajectory has to demonstrate that a supply of ready to develop housing sites exist in the District. Failure to produce the trajectory makes development control decisions in relation to housing vulnerable on appeal and weakens the Council's evidence base in taking forward the Delivery Development Plan Document. This could have financial implications in terms of appeals and potential awards of costs against the Council and delays and extra costs for the Delivery Development Plan Document.

Risk Implications

Failure to include a housing trajectory in the Annual Monitoring Report that demonstrates that a supply of ready to develop housing sites

exists in Chiltern District could result in housing being permitted on appeal on land protected for other uses or potentially within the Green Belt.

Equalities Implications

The housing trajectory is a factual document and does not propose policies.

Sustainability Implications

The housing trajectory demonstrates that in accordance with the Chiltern District Core Strategy November 2011, a significant majority of the supply of ready to develop housing sites is in the most sustainable locations in the District.

Report

1. The Council is required to prepare an annual housing trajectory. Cabinet is asked to approve the content and format of the Housing Land Supply Trajectory 2006 to 2028 attached to this report (the **2013 Trajectory**), as an evidence document for the Delivery Development Plan Document (DDPD) and inclusion in the 2012/13 Annual Monitoring Report to be published in early 2014.
2. There are two elements to this report. The first outlines the requirement to prepare a housing land supply trajectory under the National Planning Policy Framework (NPPF) and summarises the main findings of the 2013 Trajectory.
3. **Appendix A** comprises (i) the detailed housing trajectory paper which outlines the changes that have been made to the 2012 trajectory; (ii) the Core Strategy dwelling requirement and (iii) the amount of new housing that is expected to be delivered from a variety of sources of land to meet this requirement. The trajectory itself contains an appendix in which the headline and detailed tables and graphs that comprise the trajectory up to the year 2028 are presented. One table (**Table HT2**) drills down to individual sites within each different type of land source and gives the expected delivery on a year by year basis for each site. A copy of the detailed housing trajectory with tables and graphs printed on A3 size paper is available in the Members Room.
4. The document is necessarily detailed as robust evidence behind the 2013 Trajectory is needed to support the emerging Delivery Development Plan Document (DDPD) and for planning applications and appeals should housing land supply become a material consideration or is challenged at appeal.
5. The Trajectory has a base date of 31st March 2013 but includes more recent evidence that was known when this report was prepared.

6. The conclusions of the detailed trajectory paper are set out below and include the implications for the emerging DDPD.
7. Paragraph 47 of the National Planning Policy Framework (NPPF) requires, "*local planning authorities [to].....identify and update annually a supply of specific **deliverable** sites sufficient to provide **5 years**' worth of housing against their housing requirements.....identify a supply of **specific, developable sites or broad locations for growth, for years 6-10** and, where possible, for **years 11-15**.....for market and affordable housing*".
8. Footnote 11 in the NPPF states that, "*to be considered **deliverable**, sites should be available now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years and in particular the development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer demand for the type of units or sites have long term phasing plans*".
9. Footnote 12 goes on to explain that, "*to be considered **developable**, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged*".
10. The housing delivery 'targets' used in the trajectory are based on the lower end of the dwelling range in Policy CS2 of the Core Strategy, i.e. 2,650 dwellings to be provided between 2006 and 2026.
11. Cumulative overprovision of housing against 'target' between 2006 and 2013 means that the annual 'target' is currently reduced from 133 to 120 dwellings. However, as calculation of the target is dependent on the levels of delivery each year it could go up or down in the future. It is known as the 'residual' method. For instance, the target fell because over 300 dwellings were 'delivered' (built) in the last monitoring year but this level of delivery might not happen again in the future.
12. The delivery of new housing is expected to be above the current 'target' each year up to 2017/18 and a 5-year housing land supply can be demonstrated in line with the requirements of the National Planning Policy Framework (NPPF).
13. **Graph HT1** in the appendix to the 2103 Trajectory shows anticipated delivery by year from ALL sources of land. **Graph HT2** breaks this down into delivery from the 5 different sources of land identified in the trajectory. Both show that at the present time anticipated delivery is front loaded from committed and allocated sites and goes beyond the '5-year supply period'.

14. Delivery at or above 'target' is expected to continue for a further two years up to 2019/20. By then all the dwellings that had extant planning permission and had been 'agreed in principle' by the Council at 31st March 2013 are expected to have been delivered while the potential on all Core Strategy allocated housing sites is also expected to have been realised by then.
15. From 2020 onwards new housing delivery is shown to come entirely from Strategic Housing Land Availability Assessment (SHLAA) and 'Other' sites, and on small windfall housing sites. This means that by the time of the 2015 trajectory, SHLAA and Other housing sites will figure in the '5-year supply', none of which currently have planning permission or are formally allocated.
16. Therefore while housing delivery on small windfall sites has been a consistent feature in Chiltern for many years and is expected to continue, the inclusion of SHLAA and Other housing sites in the '5-year supply' is subject to the outcome of the DDPD which will test the deliverability and availability of such sites and also consider the opportunity to bring forward other development proposals involving housing. The DDPD currently has an anticipated adoption date of December 2014 and a pre-submission consultation version is anticipated to be considered by Cabinet on 17th December 2013.
17. The DDPD will need to ensure the Council can demonstrate sufficient housing opportunities to meet both the housing delivery requirements of the Core Strategy and a continuing '5 year supply' of housing land in the trajectory in the years ahead.

Background Papers:

- Planning Policy Statement 3 Housing June 2010 (PPS3)
- Report on the Examination into the Core Strategy for Chiltern District Development Plan Document ref - PINS /X0415/429/6 - 6th October 2011
- Chiltern District Core Strategy November 2011
- 2011 Housing Land Supply Trajectory (2006-2026) - CDN113
- Communities & Local Government Planning National Planning Policy Framework March 2012 (NPPF)
- 2012 Housing Land Supply Trajectory (2006-2027)
- 2012 Chiltern Local Development Scheme
- Chiltern Strategic Housing Land Availability Assessment: Update 2013
- Chiltern District Council published housing permission and completion statistics 2012/13