

<p>Luton & South Beds Joint Committee 29th February 2008 Agenda item No. 10A</p>	
AUTHOR	Joint Officer Team (Anne Brereton SBDC)
SUBJECT	Housing Land Supply
PURPOSE	To advise members of the work to date to develop the housing trajectory and note the current position on housing land supply.
RECOMMENDATION	<p>(i) To endorse the Luton and South Bedfordshire Housing Trajectory February 2008, noting the five year supply of housing.</p> <p>(ii) To note that the trajectory will be reviewed and updated on a regular basis and in the light of the recent feedback from developers / landowners</p>
REASON FOR RECOMMENDATION	<p>To comply with the requirements of PPS3 and to give weight to the trajectory as a material consideration in the determination of planning applications.</p> <p>The housing trajectory is a further piece of evidence that members will need to consider in arriving at the Core Strategy preferred options.</p>

1. INTRODUCTION

- 1.1 Planning Policy Statement 3 (PPS3): Housing, was published in November 2006 setting out the Government's national policies on aspects of planning in England. It sets out the national planning policy framework for delivering the Government's housing objectives.
- 1.2 Developed in response to recommendations in the Barker Review of Housing Supply in March 2004, the policy framework aims to achieve a step change in housing delivery through a new, more responsive approach to land supply at the local level. This approach follows on from the introduction of the new spatial planning system set out in PPS12 which expects a more comprehensive approach to delivery of

planning policy moving away from the old system that relied upon development control as the key implementation tool.

- 1.3 On publication of PPS3 local planning authorities were expected to assess and demonstrate the extent to which existing plans fulfilled the requirement to identify and maintain a rolling five year supply of deliverable land for housing, particularly in connection with making planning decisions.
- 1.4 Reflecting the principles of 'Plan, Monitor and Manage' local planning authorities are expected to develop policies and implementation strategies to ensure that sufficient, suitable land is available to achieve their housing and previously developed land delivery objectives. At the local level we are expected to identify broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption and sufficient specific deliverable sites to deliver housing in the first five years. To be considered deliverable sites should meet the following tests:
 - 1.4.1 Be available – the site is available now
 - 1.4.2 Be suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities
 - 1.4.3 Be achievable – there is reasonable prospect that housing will be delivered on the site within five years.
- 1.5 Local planning authorities (LPAs) should also identify a further supply of specific, developable sites for years 6-10 and, where possible, for years 11 – 15. Where it is not possible to identify specific sites for years 11- 15, broad locations for future growth should be indicated, also those strategic sites which are critical to the delivery of the housing strategy over the plan period.
- 1.6 We are required to show broad locations on a key diagram and locations of specific sites on a proposals map. This will be done as our work progresses on the Core Strategy and other Local Development Documents making up the LDF.

2 THE HOUSING TRAJECTORY

- 2.1 Another requirement of PPS3 is to illustrate the expected rate of housing delivery through a housing trajectory for the plan period. Guidance on producing housing trajectories has been provided so that these are developed in a consistent way. A number of trajectories can be developed focussing on previously developed land, individual urban extensions, affordable housing etc. Trajectories will be updated and published in the Annual Monitoring Report but should be regularly

checked and updated as often as is appropriate to local circumstances. They will be an important piece of evidence in demonstrating the robustness and soundness of the overall housing strategy.

2.2 A robust housing trajectory should:

2.2.1 Set out the past and anticipated supply of housing

2.2.2 Assess any future shortfall or surplus

2.2.3 Reflect the outcome of discussion with stakeholders, including the development industry

2.2.4 Demonstrate how the plan will deliver the policies relating to housing provision.

3 DETERMINATION OF PLANNING APPLICATIONS

3.1 Once identified, the supply of land is supposed to be managed in a way that ensures that a continuous five year supply of deliverable sites is maintained. This has an important bearing on the determination of planning applications. For example, a key objective of national planning policy is that local planning authorities should continue to make effective use of land by re-using land that has been previously developed. Where there is a significant underperformance against the previously developed land trajectory and, where steps have been taken to remove obstacles to the development of allocated previously developed sites without success, local planning authorities may consider invoking development control policies, for example to reject applications on greenfield sites until evidence demonstrates that the underperformance issue has been addressed.

3.2 Perhaps of more current significance are the following two alternative scenarios:

3.2.1 Where there is an up to date five year supply and applications come forward that are allocated in the overall land supply, but which are not yet in the up-to-date five year supply, LPAs are expected to consider whether granting planning permission would undermine achievement of their policy objectives.

3.2.2 Where a five year supply cannot be demonstrated, either due to Local Development Documents not being reviewed to take account of PPS3 or, there is less than five years supply of deliverable sites, LPAs should consider favourably planning applications for housing, (of course still having regard to other material considerations).

- 3.3 South Bedfordshire District Council has already been faced with this latter scenario at appeal in the absence of a published trajectory and ability to demonstrate a five year supply. There is therefore an urgent need for the Joint Committee to consider the current trajectory and endorse the five year supply position.

4 THE LUTON AND SOUTH BEDFORDSHIRE TRAJECTORY

- 4.1 The current trajectory and summary data is attached at Appendix 1 to this report. It reflects the outcome of initial information provided from individual landowners and developers regarding specific sites, commitments and allocations. It does not yet take account of the feedback we received at the recent landowner / developer forum nor the conclusions of the employment land and urban capacity studies. On the basis of the information received, local knowledge and professional judgement all sites within the five year supply are considered to meet the deliverability tests set out in PPS3.
- 4.2 The remainder of the plan period to 2021 provides choices regarding how we meet the overall Regional Spatial Plan and Milton Keynes and South Midlands Sub Regional Strategy targets. These choices clearly have implications for the preferred spatial growth option i.e where the development will go, and will need to be considered by members over the next few months together with other emerging evidence.
- 4.3 The trajectory does forecast a significant and sustained step change in delivery over the five year supply period, in comparison with the past five years, which also provides choices as to how we 'manage' the supply but also raises some questions about the ability and reality of the market to deliver these build rates.
- 4.4 The trajectory and options regarding the phasing choices and delivery of the overall housing target were the main theme for the recent Developer and Landowner Forum where some very valuable input and comment was provided. This will need to be considered further as part of the process of getting to the preferred option and before the housing trajectory is revised again, nevertheless it is important that members endorse the current position, particularly regarding the five year supply.

5. CONCLUSIONS

- 5.1 The housing trajectories for the growth area are important parts of the evidence base. Further work needs to be done to consider the options for phasing and delivery, nevertheless the initial strategic trajectory does indicate a robust five year supply for the growth area.

6.0 FINANCIAL IMPLICATIONS

6.1 There are no direct financial implications resulting from this report. The relevant financial officer agreed these implications on 20th February 2008.

7.0 **LEGAL IMPLICATIONS**

7.1 The endorsement and publication of the five year land supply position is a material consideration in the determination of planning applications and complies with the requirements of PPS3. The relevant solicitor agreed these implications on 20th February 2008.