

**Information Bulletin for Joint Overview and Scrutiny Committee**  
**Five-year Housing Land Supply**  
**23<sup>rd</sup> July 2018**

The five-year housing land supply calculation was reported to Overview and Scrutiny Committees at Babergh on 19<sup>th</sup> March 2018 and Mid Suffolk on 15<sup>th</sup> March 2018. At that time the 2016/17 Annual Monitoring Report published in June 2017 identified two five-year supply figures. One against the adopted Core Strategy (CS) requirements and one against the emerging Strategic Housing Market Assessment (SHMA) evidence that was informing the emerging Joint Local Plan. In Babergh the figures were 4.1 years against CS requirements and 3.1 years against SHMA requirements. In Mid Suffolk both figures were 3.9 years.

In the absence of a five-year housing land supply, greater priority is given to the National Planning Policy Framework (NPPF) (March 2012) against adopted housing development plan policies with a presumption in favour of sustainable development in accordance with paragraph 14 of the NPPF. The two Councils have seen an increase in the number of planning applications on land that has not been allocated for housing development in a development plan and sometimes outside an identified planning settlement boundary.

However, as a result of those planning applications which have been given planning permission, the projected land supply in Babergh has increased from 1,699 dwellings between 2017-22 to 2,777 dwellings between 2018-23. In Mid Suffolk, this has increased from 2,443 dwellings between 2017-22 to 4,041 dwellings between 2018-23. Housing completions have also increased in the 2017-18 monitoring with Babergh seeing 331 completions against a 325 CS requirement and Mid Suffolk seeing 426 completions against a 430 CS requirement.

The effect of this is that both Councils now have a five-year housing land supply as identified in the 2017/18 Annual Monitoring Report, which was published in July 2018. Babergh has a 6.7 years supply against CS requirements and a 5.0 years supply against SHMA requirements. Mid Suffolk has a 6.5 years supply against CS requirements and a 6.4 years supply against SHMA requirements.

The result of five-year housing land supply returns both Councils to a plan-led environment. However, planning applications for residential development will still need to be considered against the principles of sustainable development. The revised NPPF is expected to be published later this month, and the proposed Standard Methodology for calculating Housing Need increases the requirement further as identified in the Government's *Planning for the Right Homes in the Right Places* consultation in September 2017. Therefore, it is expected that the housing land supply figures for both Councils will fall and a further calculation will also need to be undertaken.

The SHMA already had higher figures than the CS and informed the Joint Local Plan Options consultation in August 2017. The Councils will continue to need to allocate a significant number of sites for residential development to meet the requirements that will be set out in national policy.

In addition, the revised draft NPPF proposed a Housing Delivery Test (HDT) and therefore the two Councils need to ensure an ongoing supply of land for housing is available to ensure that this HDT can be met otherwise the outcome of not meeting the requirements of the HDT to be set out in the revised NPPF will be the same as if a five-year housing land supply does not exist.

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