

# Chichester District Council

Planning Committee

08 December 2021

## Housing Land Supply Update

### 1. Contacts

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### 2. Recommendation

- 2.1. That the Committee notes the housing land supply update and the approach to housing applications as set out in para. 6.5 of the report.

### 3. Introduction and Policy Background

- 3.1 The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.
- 3.2 From 15 July 2020, the adopted Local Plan is more than 5 years old, so the Council's 5 year supply must now be assessed with reference to the standard methodology for assessing housing need.
- 3.3 The previous five year land supply position was published in November 2020. This concluded that as at 1 April 2020, the Council was able to demonstrate 4.3 years of housing supply when measured against the requirements of the adopted Local Plan. In response, the Council brought forward an Interim Position Statement for Housing Development which was approved by Planning Committee in June 2020 and has been considered as a material consideration in the determination of planning applications for housing development since then.
- 3.4 West Sussex County Council undertakes the monitoring of housing development for Chichester District and other West Sussex authorities. This is informed by a range of data sources including site visits around the end of the financial year. The Council received monitoring data from West Sussex County Council for the year 1 April 2020 to 31 March 2021. This data has been used as the basis for an update to the land supply position of the Council.

### 4. Critical Friend Review

- 4.1 The Council appointed Lambert Smith Hampton (LSH) to undertake a Critical Friend Review of the draft 5YHLS report. LSH also undertook a review of evidence to consider the Council's position on a windfall allowance and lead-in and build-out rates of residential development sites. The full critical friend review is set out as appendix 1 to this report, and the findings have informed the production of this housing land supply update.

## **5. Updated Supply Position**

- 5.1 Based on the findings of the updated five year land supply position statement the Council is able to demonstrate at least 5.3 years of housing land supply as of 1 April 2021. The full document is set out as Appendix 2 to this report.
- 5.2 The housing requirement for the period is identified as being 3,329 net dwellings, equivalent to 666 dwellings per year. This is based on a local housing requirement (using the Standard Method) of 634 dwellings per annum, and a 5% buffer in accordance with national planning policy to ensure choice and competition in the housing land market.
- 5.3 The identified housing supply towards meeting this requirement is at least 3,536 net dwellings. This represents 5.3 years of housing supply based on the current housing requirement of 666 dwellings per annum.
- 5.4 The identified supply comprises sites which have been considered carefully against the requirements to demonstrate deliverability as set out in the National Planning Policy Framework (NPPF). A schedule of these sites is included within the appendices to the supply update.
- 5.5 Both the updated 5YLS update and the critical friend review have been published on the Council's website, so all parties can see how the position was reached.

## **6. Going Forward**

- 6.1 The Council is able to demonstrate at least 5.3 years of housing land supply as of 1 April 2021. This position statement has been prepared with the oversight and input of specialist consultants LSH, and is considered robust and in accordance with national planning policy and guidance. Nonetheless, the findings will likely be tested at appeal, the outcomes of which will be monitored and will be reported to Members in the usual way. Should the outcomes of appeals indicate a compelling reason to amend the council's position on land supply, then Members will be advised accordingly.
- 6.2 In the meantime, some thought has been given to the implications for planning applications. The starting point is that, now the Council can demonstrate a 5 year supply, the presumption in favour of housing development as set out in paragraph 11d of the NPPF no longer applies.
- 6.3 However, paragraph 12 of the NPPF provides further comment. It states –  
  
*“...Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.”*
- 6.4 The current context for housing development is that the identified housing need for the Chichester Plan area is significantly higher than the target set out in the adopted local plan. There is also an ongoing need for affordable housing. Finally, maintaining a 5 year supply of housing for the plan area has a number of benefits,

including providing greater certainty to communities. Therefore, when considering planning applications for housing, it is recommended that individual proposals are assessed against the criteria set out in the Interim Position Statement for Housing Development to consider if the benefits of the scheme indicate it should be permitted. To be clear – this is a different test to that set out in paragraph 11d of the NPPF (the “tilted balance”) which is applied in the absence of a 5 year housing land supply. It is intended that a note be placed on the Councils webpages containing the 5YLS statement and the Interim Position Statement explaining the position.

- 6.5 This updated land supply statement is relevant with immediate effect for planning decisions, including appeals.