

Chichester District Council

Development Plan and Infrastructure Panel

14 February 2024

Five year housing land supply – updated 1 April 2023 position

1. Contacts

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2. Recommendation

- 2.1. **That the Development Plan and Infrastructure Panel notes the updated five year housing land supply position as of 1 April 2023 which is set out in the appendix to this report.**

3. 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 2022. This concluded that as at 1 April 2022, the Council was able to demonstrate 4.86 years of housing supply based on a local housing requirement (using the Standard Method) of 638 dwellings per annum.
- 3.4 West Sussex County Council undertake the monitoring of housing development for Chichester and other West Sussex councils. 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 2022 to 31 March 2023. This data has been used as the basis for an update to the land supply position of the Council.

Changes to the NPPF and PPG

- 3.5 The changes to the NPPF, with regards to the concept of a 4 year housing land supply and how this works, is set out in the new paragraphs 226¹ and 77 and then further explained in PPG paragraph 055. This change to the NPPF was made in response to the consultation to the NPPF, back in 2022. The NPPF now allows for Local Planning Authorities who meet the requirements in paragraph 226, to instead demonstrate a 4 Year Housing Land Supply (4YHLS) and not a 5YHLS, specifically this means 4 years' worth of supply against the usual 5 year requirement (4/5).
- 3.6 There is also a change to how a buffer is included within the 4YHLS or 5YHLS assessment, and now only a 20% buffer is required when an LPA fails to meet the necessary tests within the Housing Delivery Test (HDT). As Chichester has successfully passed the HDT minimum expectation, there is now no need to include a 5% buffer in the requirement.

Supply Position

- 3.7 The local housing need is calculated to be 635 dwellings per annum. The Council meet the requirements within paragraph 226 of the NPPF, therefore it is necessary to demonstrate only 4 years worth of housing supply. This gives a cumulative 4-year requirement of 2,542 net dwellings to be met from the supply over the five-year period 2023-2028.
- 3.8 There is no need to adjust the housing requirement to take account of any buffers, as directed by the National Planning Policy Framework (NPPF), as the Council has successfully passed the latest Housing Delivery Test (HDT). Therefore, as there is no adjustment to the 4 year base requirement, it remains at 2,542 net dwellings (equivalent to 635 homes per year).
- 3.9 Based on the findings of the updated five year land supply position statement as appended, the Council is able to demonstrate 4.19 years of housing land supply as of 1 April 2023.
- 3.10 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, along with a commentary on the reasons for the inclusion of each large site is included within the appendices to the document.

4. Critical Friend Review

- 3.11 The Council appointed Lambert Smith Hampton (LSH) to undertake a Critical Friend Review of the 5YHLS Position Statement. LSH have also completed a review of evidence for the Council's position on a windfall allowance and lead-in and build-out rates of residential development sites to ensure the published position is as robust as possible. The final review document is being finalised and will be published in due course.

¹ . From December 2023, for decision-making purposes, authorities will only be required to identify a supply of a minimum of four years' worth of housing against the housing requirement where they have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 stage, including both a policies map and proposed allocations towards meeting housing need.

5. Conclusion

- 3.12 The Council is able to demonstrate at least 4.19 years of housing land supply as of 1 April 2023. The Council meet the requirements within paragraph 226 of the NPPF, therefore it is necessary to demonstrate only 4 years worth of housing supply.
- 3.13 The position the Council can demonstrate will need to be maintained through additional sites being brought into supply for future years. Given the lead in time from permission to delivery of dwellings and that the requirement for a 4 year supply is a temporary provision, it is imperative that the council continues to give appropriate weight to meeting housing need and adding to the council's housing land supply in the determination of planning applications. Relevant 'speculative' planning applications should therefore continue to be considered in light of the Interim Policy Statement (IPS) together with relevant policies of the adopted Local Plan. This would allow for the Council's future 5YHLS position to improve, better safeguarding against the risk of more inappropriate sites being allowed on appeal.

6. Outcomes to be achieved

- 6.1 To prepare and agree a robust, justified position on housing land supply to inform development management decisions.

7. Proposal

- 7.1 The purpose of this report is to explain the Council's five year housing land supply position statement as at 1 April 2023. This has been set out in Appendix 1 of this report.

8. Alternatives that have been considered

- 8.1 The preparation and updating of a position statement setting out the Council's five year housing land supply is a specific requirement of Government planning policy. As such, the absence of an up-to-date statement would result in the Council being in conflict with Government policy.

9. Resource and legal implications

- 9.1 The housing land supply position statement is being prepared within the existing resources of the Planning Policy team. There are no legal implications arising from this document.

10. Consultation

- 10.1 The document has been prepared following discussions with officers from the Development Management team.

11. Community impact and corporate risks

- 11.1 The delivery of housing through a plan-led planning system is considered to have a positive impact on communities within the District. There are not considered to be any corporate risks arising from this document.

12. Other Implications

Are there any implications for the following?		
	Yes	No
Crime and Disorder		✓
Climate Change and Biodiversity		✓
Human Rights and Equality Impact		✓
Safeguarding and Early Help		✓
General Data Protection Regulations (GDPR)		✓
Health and Wellbeing		✓
Other		✓

13. Appendices

13.1 Appendix 1 – Chichester Five Year Land Supply as of 1 April 2023

14. Background Papers

14.1 None