

## South Cambridgeshire Annual Monitoring Report 2012-2013: Update on 5-year Housing Land Supply (April 2014)

The government through the **National Planning Policy Framework** (NPPF) requires that all Local Planning Authorities identify sufficient specific deliverable sites to deliver the first five years of the housing requirement set out in their development plan.

The Council published its Annual Monitoring Report 2012-2013 in February 2014. This included the Council's housing land supply situation for 2014-2019, based on actual dwelling completions up to 31 March 2013 and assumed a residual average annualised figure for 2013-2014, which has the effect of a neutral year. The Council now considers that predicted completions for 2013-2014 should instead be taken into consideration, for consistency with Cambridge City Council, so that any predicted shortfall or over supply for 2013-2014 is taken into account, and therefore the Council has updated its calculations and they are set out below. The predicted completions figure for 2013-2014 (column b) below, is based on information from developers used when preparing the Local Plan trajectory in September 2013, part way through the monitoring year, and therefore is a combination of completed homes and homes expected to be completed during the remainder of 2013-2014.

The five year land supply against the **Proposed Submission Local Plan** (July 2013) is 5,052 dwellings; as calculated in Figure 1 below.

Figure 1: Calculation of the five-year land supply for 2014-2019

	(a) Housing provision required	(b) Actual and predicted dwellings completions up to 31 March 2014	(c) Number of dwellings left to provide (= a - b)	(d) Number of years of plan left	(e) Annualised average requirement (= c + d)	(f) Five year supply requirement (= e x 5)	(g) Five year supply requirement including 5% buffer
<b>Proposed Submission Local Plan (July 2013)</b>	19,000 (2011-2031)	1,823	17,177	17	1,010	5,052	5,305

The housing trajectory (figure 4.7 of the Annual Monitoring Report 2012-2013, published in February 2014) shows that 5,385 dwellings are expected to be provided in the district between 2014 and 2019 on the basis of current planned development, an average of 1,077 dwellings a year.

Based on the **Proposed Submission Local Plan** (July 2013) annualised average requirement, for the period 2014-2019 the Council has 5.3 years of housing land or 107% of the five-year supply requirement. Including a 5% buffer, the Council has 5.1 years of housing land or 102% of the five-year supply requirement.

### City Deal

A **City Deal** grant funding for the Cambridge and South Cambridgeshire area of up to £500 million was announced in the 19<sup>th</sup> March 2014 Budget which will provide extensive funding

support to facilitate the delivery of the homes and business space set out in the emerging Cambridge and South Cambridgeshire Local Plans and associated transport plans.

The **City Deal** includes provision for an additional 1,000 homes on rural exception sites up to 2031. No allowance could be made in the **Proposed Submission Local Plan** that was submitted to the Secretary of State on 28 March 2014 for this additional housing provision. The **City Deal** will provide significant extra funding for this type of development and a bespoke delivery vehicle will proactively seek new sites across the district, and will seek to make the best use of each site that is found to meet local needs. Allowing for the phased introduction of a higher rate of completions it would be reasonable to assume an average of 50-60 additional homes a year on rural exception sites from 2016-2017. Therefore, it would be reasonable to allow an extra 150 homes from rural exception sites between 2014 and 2019.

The housing trajectory (figure 4.7 of the Annual Monitoring Report 2012-2013, published in February 2014) shows that 5,385 dwellings are expected to be provided in the district between 2014 and 2019 on the basis of current planned development. With the additional 150 homes predicted to be completed on rural exceptions sites, a total of 5,535 dwellings are expected to be provided between 2014 and 2019.

With the additional predicted supply from rural exception sites agreed through **City Deal**, for the period 2014-2019 the Council has 5.5 years of housing land or 110% of the five-year supply requirement. Including a 5% buffer, the Council has 5.2 years of housing land or 104% of the five-year supply requirement.