

South Cambridgeshire Annual Monitoring Report 2011-2012: Update on 5-Year Supply of Housing Sites (July 2013)

The National Planning Policy Framework requires local planning authorities to demonstrate a 5-year supply of deliverable housing sites (paragraph 47).

The draft National Planning Practice Guidance on Assessment of Land Availability advises that “Plan makers should use their housing provision figures in their adopted development plans, provided these plans are up to date and based on a current objective assessment of housing need” (stage 5).

The Council’s Cabinet decided at its meeting on 27 June 2013 that **“the Proposed Submission Local Plan housing target and plan period be used to calculate 5-year supply pending adoption of the plan”**.

The housing target in the Plan is **19,000** dwellings for the period 2011-2031.

This comprises the current ‘**objectively assessed needs**’ required by the National Planning Policy Framework and draft National Planning Practice Guidance as identified in the Strategic Housing Market Assessment (SHMA) for the Cambridge Sub Region Housing Market Area (Chapter 12: Forecasts for homes of all tenures, May 2013), which forms a key evidence document for the Proposed Submission Local Plan.

The SHMA is informed by a detailed Technical Report prepared by Cambridgeshire County Council’s Research Group that analyses a wide range of available national and local demographic and economic forecasts and takes account of up to date information in the 2011 Census.

The SHMA concludes that the identified figures include any backlog of demand.

The Proposed Submission Local Plan includes a housing trajectory showing how the 19,000 dwelling target will be delivered.

Calculation of the five year land supply for ...	Five year supply	Five year supply (with 5% buffer)
2014-2019	5.7	5.5
2015-2020	6.4	6.1
2016-2021	7.1	6.8
2017-2022	7.4	7.1
2018-2023	7.4	7.0
2019-2024	6.9	6.6
2020-2025	6.5	6.2
2021-2026	5.8	5.6
2022-2027	5.7	5.5
2023-2028	5.9	5.6
2024-2029	6.1	5.9
2025-2030	6.3	6.0
2026-2031	6.6	6.3

Note: The five-year supply is calculated by:

1. deducting the number of dwellings completed since the start of the plan period from the target for the whole plan period;
2. dividing the remaining homes to be provided by the number of years remaining to the end of the plan period to give an annual figure for the remaining years; and
3. multiplying the annual residual requirement by 5 to give a five-year land requirement.