

South Cambridgeshire Annual Monitoring Report 2012-2013: Update on 5-year Housing Land Supply (March 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 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) Dwellings completed 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
Proposed Submission Local Plan (July 2013)	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.