

South Cambridgeshire Annual Monitoring Report 2011-2012: Update on 5-year Housing Land Supply (December 2013)

The Council decided in [June 2013](#) that the Proposed Submission Local Plan should provide the basis for calculating 5-year housing land supply pending the adoption of the new Local Plan.

The housing target in the [Proposed Submission Local 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. It is 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](#)). This forms a key evidence document for the Proposed Submission Local Plan.

Relying on the Cambridge Sub-Region SHMA to calculate South Cambridgeshire's 5-year housing land supply was supported in a [planning appeal decision issued in October 2013](#). The Inspector agreed with the Council that the Cambridge Sub Region SHMA "contains a more up to date and thus more reliable assessment of housing need in the District than the housing target contained within the LDF".

The Inspector raised three issues about the Council's approach to calculating its land supply against the SHMA target, which led him to conclude that the Council had not at that time demonstrated a 5-year supply for 2013-2018 on the basis of the information before him. The issues were whether a 5% buffer was appropriate, that limited weight should be given to the Proposed Submission Local Plan as the Council will not consider representations until early 2014, and that even on the basis of the Proposed Submission Local Plan there remained a 0.1 year shortfall in housing land for 2013-2018. Those matters have been satisfactorily addressed as follows:

- The Council's audit trail for the Proposed Submission Local Plan explains why a 5% buffer is appropriate.
- The Proposed Submission Local Plan trajectory is an up to date and comprehensive understanding of housing delivery on known housing commitments and is appropriate for calculating 5-year supply. Even if the Council or the Local Plan Inspector were to conclude that changes to the plan were necessary, it is reasonable to assume that new sites would be added which would not affect the trajectory in an adverse way because the plan would not be sound if it did not demonstrate a 5-year supply.
- The 0.1 year shortfall based on the Proposed Submission Local Plan trajectory equates to 117 homes for 2013-2018. This shortfall is already more than made up by 131 additional homes on windfall sites with planning permission or resolution to grant permission in the first 6 months of 2013-2014 that would have been included in the Local Plan trajectory had they been known at the time the plan was published.

The Council can now demonstrate a 5.0 year supply of housing land for the period 2013-2018 and more than a 5-year supply for every subsequent 5-year period to 2031, the period covered by the Proposed Submission Local Plan, as shown in the following table:

Calculation of 5-year housing land supply for ...	5-year supply (including 5% buffer)
2013 - 2018	5.0
2014 - 2019	5.5
2015 - 2020	6.1
2016 - 2021	6.8
2017 - 2022	7.1
2018 - 2023	7.0
2019 - 2024	6.6
2020 - 2025	6.2
2021 - 2026	5.6
2022 - 2027	5.5
2023 - 2028	5.6
2024 - 2029	5.9
2025 - 2030	6.0
2026 - 2031	6.3

Note: The 5-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 5-year land requirement.