



East Lindsey

DISTRICT COUNCIL

REPORT TO:	Planning Policy Committee
DATE:	9 th November 2023
SUBJECT:	5 Year Housing Supply
KEY DECISION:	N/A
PORTFOLIO HOLDER:	Cllr Tom Ashton
REPORT AUTHOR:	Simon Milson
WARD(S) AFFECTED:	The housing supply is used in determining planning applications and as housing evidence for the Local Plan for East Lindsey. It therefore has the potential to affect all wards
EXEMPT REPORT?	No

SUMMARY

This report relates to the 5-Year Housing supply calculation that the Council, as Local Planning Authority, must produce on an annual basis.

RECOMMENDATIONS

That the report is noted by Members

REASONS FOR RECOMMENDATIONS

This report is intended to provide an update to Members on the current 5 Year Housing Supply position. This serves as evidence as to how the Local Plan is performing in relation to housing delivery.

OTHER OPTIONS CONSIDERED

Do nothing: this would be contrary to the requirements placed on the Council as Local Planning Authority to maintain a housing position and produce these figures.

Introduction

- 1.1 The National Planning Policy Framework (2023)¹ requires the authority to demonstrate an up-to-date 5 year housing supply. It sets out in paragraph 11:

"For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁷; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole"**

- 1.2 From the above extract it is important to consider the footnote "8" which places the requirement to demonstrate the 5 year supply of deliverable housing sites with an appropriate buffer on the Council. The test of whether to apply a 5% buffer or 20% buffer includes considering the Housing Delivery Test result (HDT) which is covered later in this report. Footnote "8" states:

"This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years"

- 1.3 The Council maintains a position statement of all planning permissions granted for housing, which is used to produce the housing supply figures. The figures are produced once a year and looks at how much housing the Council has provided, and what pipeline sites are likely to come forwards in the next 5-year period.

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2.0 5 Year Housing Supply

- 2.1 The full 5-year supply calculation can be found in appendix a). The calculation is worked out with two different buffers. The buffers give leeway to allow for the fact that some of the sites identified might not actually be developed for various reasons.
- 2.2 The first is a 5% buffer, the second is a 20% buffer. If the Council consistently under-delivers on the housing it needs to provide over a 3-year period (averaged), the bigger buffer of 20% must be applied.
- 2.3 However, as it can be seen from the figures below, the Council is currently performing at an acceptable level in terms of delivery. It should also be noted that the Council has been outperforming the requirements for delivery as per the results of the housing delivery test (HDT)². The most recent HDT result (2021-22) shows East Lindsey as completing 136% of the needed properties. Therefore the 5% buffer is the appropriate one to use. The 20% buffer calculation is included just for reference.
- 2.4 It can be seen from the calculation in appendix a) that the Council currently has a **5.57 years** supply with the 5% buffer. Although this has dipped it is still comfortably above the 5-year minimum. However close monitoring of larger sites will be needed as a change in status for one or two of these could push the figure quickly in either direction. The most recent 5-year supply figures can be found in the table below.

Period	5 Year Supply (5% buffer)
2018-19	5.42 years
2019-20	5.92 years
2020-21	6.06 years
2021-22	5.80 years
2022-23	5.57 years

3.0 Risks associated with housing supply

- 3.1 The key risk with the housing supply position is that the Council falls below the minimum thresholds. This would be triggered by either falling below 5 years housing supply or falling below 75% in the Housing Delivery Test. Falling below these implies the Council is failing to deliver sufficient housing.
- 3.2 The consequence of either of the risks occurring would be that the tilted balance in the National Planning Policy Framework paragraph 11 would be applied to Planning applications. This would result in the Council as Local Planning Authority being in a position where it must grant permission for less desirable housing schemes that it might have previously sought to refuse.

CONCLUSION

² <https://www.gov.uk/government/collections/housing-delivery-test>

Overall the 5 year supply figure demonstrates that the Council is currently in a robust position in terms of delivery. Whilst the most recent HDT result is pending, the previous year's results have showed the Council providing comfortably more housing on the ground than the centrally established need. The 5-year supply is 5.57 years, which gives a reasonable margin above the 5-year requirement.

EXPECTED BENEFITS TO THE PARTNERSHIP

These figures help to demonstrate how successful the partnership is being at providing housing.

IMPLICATIONS

SOUTH AND EAST LINCOLNSHIRE COUNCIL'S PARTNERSHIP

There are no direct implications.

CORPORATE PRIORITIES

none

STAFFING

none

CONSTITUTIONAL AND LEGAL IMPLICATIONS

none

DATA PROTECTION

none

FINANCIAL

none

RISK MANAGEMENT

The risks have been highlighted and addressed in the above report. No outstanding unmanaged risks remain.

STAKEHOLDER / CONSULTATION / TIMESCALES

None prior to Committee

REPUTATION

none

CONTRACTS

none

CRIME AND DISORDER

none

EQUALITY AND DIVERSITY/ HUMAN RIGHTS/ SAFEGUARDING

none

HEALTH AND WELL BEING

none

CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

None directly. Housing supply and provision impacts are addressed as part of the wider sustainability appraisals and habitat regulation assessments being undertaken.

ACRONYMS

NDP – Neighbourhood Development Plan

APPENDICES <i>(If none then insert the word 'None' and delete the below text/boxes).</i> Appendices are listed below and attached to the back of the report: -	
<i>APPENDIX A</i>	<i>5 Year Supply 2022-23</i>

BACKGROUND PAPERS <i>(If none then insert the wording 'No background papers as defined in Section 100D of the Local Government Act 1972 were used in the production of this report.' Also delete the below text/boxes.)</i> Background papers used in the production of this report are listed below: -	
Document title	Where the document can be viewed
<i>No background papers as defined in Section 100D of the Local Government Act 1972 were used in the production of this report.</i>	

CHRONOLOGICAL HISTORY OF THIS REPORT	
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<i>None</i>	
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Name of body	Date

REPORT APPROVAL	
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Report author:	Simon Milson (ELDC)
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Signed off by:	Miked Gildersleeves (ELDC)
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Approved for publication:	Tom Ashton (ELDC)
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