

Statement of Housing Land Supply and Housing Trajectory Addendum following the recent appeal decision on Land South of Lodge Close, Holt by Gladman Developments Limited (APP/Y2620/W/14/3000517)

1. Introduction and purpose of the addendum statement

This addendum sits alongside the *Statement of housing land supply and housing trajectory* as published in April 2015 (hereafter called the *April 2015 statement*). It follows an inspector's decision on an appeal by Gladman Developments Limited against the Council's refusal of a scheme for 170 dwellings at Land South of Lodge Close, Holt.

This addendum outlines the inspector's decisions with regards to land supply and recalculates the land supply position as at 18th September 2015 (the date of publication of the Inspector's decision).

2. Background

In October 2014 the Council refused permission for outline planning consent for up to 170 dwellings on land south of Lodge Close, Holt. Gladman Developments Ltd appealed against this decision and the appeal was heard by Public Inquiry in July 2015. The Inspector dismissed the appeal. A copy of the appeal decision can be found on the Council's website at the following link: <http://www.northnorfolk.org/planning/3506.asp>.

Whilst the Inspector agreed with the Council that there are 5.4 years of residential land supply available, he reached this conclusion in a different way to the *April 2015 statement* and took account of new evidence (the *Central Norfolk Strategic Housing Market Assessment (SHMA)*) which was not available when the *April 2015 statement* was published.

This statement clarifies the Council's position in relation to five year land supply following the Inspector's decision.

3. April 2015 Statement of housing land supply and housing trajectory

The *April 2015 statement* sets out the 5 stage methodology used for calculating the housing land supply:

- STAGE 1 – Identifying the five year period;
- STAGE 2 – Identifying the scale of housing provision to be delivered including addressing historic shortfalls and applying buffers to extend choice;
- STAGE 3 – Identifying sites with potential to deliver housing in the 5 year period;
- STAGE 4 – Assessing the deliverability of the potential sites so that only those with a reasonable prospect of being built are included in the supply, and;
- STAGE 5 - Calculating the years of supply that is deliverable.

Stages 1 and 3 are not affected by the appeal decision and the Council's position remains unchanged in relation to the five year period and the potential sources of housing supply with a reasonable prospect of delivering homes.

Regarding Stage 2, the Inspector concluded that the 400 dwellings per year target in the adopted Core Strategy is not an appropriate starting point for determining the five year requirement. Instead he favoured the use of the more recent evidence contained in the Central Norfolk Strategic Housing Market Assessment (SHMA) and concludes that for five year land supply calculations the Council should be using a baseline target of 420 dwellings per year. To this it is necessary to add an additional amount to take account of shortfalls which have arisen since 2012 (the base date of the SHMA) and a further 20% buffer reflecting his conclusion that the Council has persistently under delivered on housing targets in recent years. Taking this approach the Council would need to show that it was able to deliver 536 dwellings per year over the next five year period.

Stage 4 of the Councils methodology involved assessing the deliverability of the supply of housing. The only area which was contested by the appellants regarded windfall projections. The Inspector accepted that the Council had taken a cautious approach to predicting future supply from windfall sources but agreed with the appellants that the assumptions about delivery in the first year were over-ambitious. As such the Inspector discounted 1 years' worth of windfall delivery from the projected supply (135 dwellings).

5. Recalculating the housing land supply position

When comparing the revised target to the reduced figure for supply the Council can demonstrate that 5.4 years supply of land is deliverable.

The decisions made by the Inspector as described above are set out below in table 1 which updates the table at paragraph 6.1 in the *April 2015 statement*.

North Norfolk District Council Five Year Housing Requirement – (1 April 2015 – 31 March 2020)			
OAN housing requirement (2012 – 2036)		10,080	
Year 1 st April – 31 st March	Recorded completions	Annual average requirement over remaining period to 2036	Cumulative Shortfall
2012/13	242	420	-178
2013/14	383	440	-215
2014/15	503	468	-132
Total completions since 2012	1,128		
Total requirement (SHMA)		10,080 (420dpa)	
Requirement 2012/13 – 2014/15 (420 x 3)		1,260	
Completions 2012/13 – 2014/15		1,128	
Residual requirement over period to 2036		8,952 (426dpa)	
Shortfall since period began (2012/13)		132	
5 year requirement 2015/16 – 2019/20		2,100	
Inclusion of identified shortfall (2,100 + 132)		2,232	
Plus NPPF buffer (20%) (2,100 + 132 = 20%(446))		2,678 (536dpa)	
Total deliverable supply over 5 years (See Appendix 1 of April 2015 Statement with discounted rate for windfalls (- 135 dwellings))		2,887	
Shortfall/excess in supply (2,678 – 2,887)		209 dwelling surplus	
Supply in years (2,887/536)		5.4 years	

Table 1: Re-assessment of land supply for North Norfolk

The housing land supply position is kept under regular review. The next published statement will be prepared in May 2016 and cover the period April 2016 to March 2021 unless new evidence becomes available in the interim.