

The NPPF, Five year housing land supply and Neighbourhood Development Plans

For parish councils

16 July 2021

This is to replace and update the position statement issued on 25 January 2019.

1) Five year Housing Land Supply and material weight

As you will be aware, there have been concerns over the lack of a five year housing land supply within the county and its effects on any neighbourhood plans adopted for more than 2 years.

It can be confirmed that as at April 2021 Herefordshire Council have a **6.90** year supply. In addition, the results of the 2020 Housing Delivery Test indicate that delivery in Herefordshire was **above 75%** of housing required over the previous three years (106%).

This means that para 11d of the National Planning Policy Framework (NPPF) is not engaged, as the development plan policies are not deemed 'out of date'. As a result para 14 of the NPPF is not engaged.

Consequently, all adopted neighbourhood development plans now have **full material weight** when determining planning applications regardless of the date they were adopted.

This has a positive effect on 61 neighbourhood plans within the county which have been adopted prior to July 2019 and will continue to be positive for those that are approaching 2 years old.

2) Proportional growth figures as at April 2021

The proportional growth figures from April 2021 are now available. These are to assist parishes meeting the requirements of Policy RA2 of the Herefordshire Core Strategy.

These will be made available from the Neighbourhood Planning team and will be placed on the website shortly.

Samantha Banks

Neighbourhood Planning Manager

Briefing Note –Five-year housing supply 2021

5-year housing supply position

Introduction

1. The National Planning Policy Framework (NPPF) requires that local planning authorities should identify and update annually a supply of housing sites sufficient to provide five years' worth of housing against their housing requirements. Where the existence of a five year land supply cannot be demonstrated, there is a presumption in favour of granting planning permission for new housing unless the development can be shown to cause demonstrable harm to other factors that outweigh the need for new housing. Other factors in this respect can include sites or areas protected as a result of their wider environmental importance or land at risk of flooding.

Components of requirement

2. **Deliverable sites**

These are sites for housing which are available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular they consist of:

a) sites which do not involve major development and have planning permission, and all sites with full planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years.

b) where a site has outline planning permission for major development; has been allocated in a development plan; has a grant of permission in principle; or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

c) In addition there are other sources of potential housing supply which can also contribute to the five year position where there is good evidence to indicate sites will be deliverable. These include windfall housing sites, Neighbourhood Development Plan housing allocations and sites where there has been a resolution to grant planning permission. In such instances careful consideration needs to be given to such sources to ensure that the contribution of such sources are justified.

3. **Buffers**

In addition the supply of specific deliverable sites is subject to the inclusion of a "buffer" to account for sites which will not be delivered within five years. The buffer which is applied is different depending upon local circumstances as follows:

- In all cases 5% to ensure choice and competition in the market for land; or
- 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan; or

- 20% where there has been significant under delivery of housing over the previous three years.

Significant under delivery is determined by the Secretary of State in the assessment to determine the outcome of the Housing Delivery Test.

4. The Housing Delivery Test

The delivery of housing is assessed by the Secretary of State annually. The test measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. Where delivery falls below 75%, this constitutes significant under delivery and a 20% buffer is required to be applied in determining the five year level of supply.

The latest Housing Delivery Test result for Herefordshire (published in January 2021) demonstrated delivery of 106%. Therefore as the result is more than 95% delivery rate there is only a requirement to add an additional 5% to the five Year Supply requirement.(in previous years buffers have been 20%).

5. National Standard Method of determining housing requirements

In accordance with the requirements of the National Planning Policy Framework and as the Herefordshire Core Strategy was adopted over five years years ago (October 2015), its housing targets are considered to be out of date and not used as the basis for determining the five year supply position. This year the supply position has therefore been based upon the nationally defined standard method and not the Core Strategy targets.

Housing supply position 2021

6. Utilising the County's housing supply using the Standard Method and applying the 5% buffer as a result of passing the most recent Housing Delivery has resulted in a positive impact upon the Council's five year housing position. As a result the housing land supply for Herefordshire stands at **6.9 years**. Effectively this means that the housing policies in the adopted Core Strategy and made Neighbourhood Development Plans can be considered to be up-to-date and given full weight in decision making.

The full Five- year housing supply report will be published on the Council website in the next few weeks. The table below sets out the main components of the five year calculation.

Summary 5 Year Housing Land Supply 2021

Assessment against Standard Method Housing Need

	Source	Homes	Notes
A	Requirement for next five years	4230	Using Trajectories - Standard method 20/21 –25/26 846 pa (5 yrs)
B	Homes Completed (net)	5367	Net reduction includes demolitions and conversions
	1/4/2011 – 31/3/2021 (past ten years)		
C	Plus Residual Shortfall	0	Not required as per 'standard method'
D	Plus 5% buffer	212	As per latest HDT result for 2020. (4230*5%)
E	Total Requirement	4442	
F	<i>Annualised requirement</i>	888	
G	Total Deliverable dwellings	6131	
H	Housing Supply	6.90	G/F

**PRE-ORDER CONSULTATIONS
HIGHWAYS ACT 1980 SECTION 119, PROPOSED PUBLIC PATH DIVERSION ORDER
FOOTPATH ZC24 IN THE PARISH OF LEOMINSTER**

I have submitted a proposal to Herefordshire Council, to divert part of footpath ZC24 in the Parish of Leominster. The site is at OS Grid Reference SO478576. Two copies of a plan are enclosed, these show both the existing legal line and the proposed diversion.

My reasons for the proposing this diversion are:

- The existing path is in the way of the current development
- The path has been obstructed for some time as it runs straight through a double garage and is blocked by a gated driveway and a perimeter fence which further obstructs the footpath
- The shire to enter footpath ZC27 is the entrance people currently use to walk along ZC24 which is located 3 metres apart from the proposed diversion

I would be grateful if you would let me have your views on the proposal, using one of the plans to illustrate them if you wish. Please reply by the 7/9/2021 with any comments that you may have.

Kind regards





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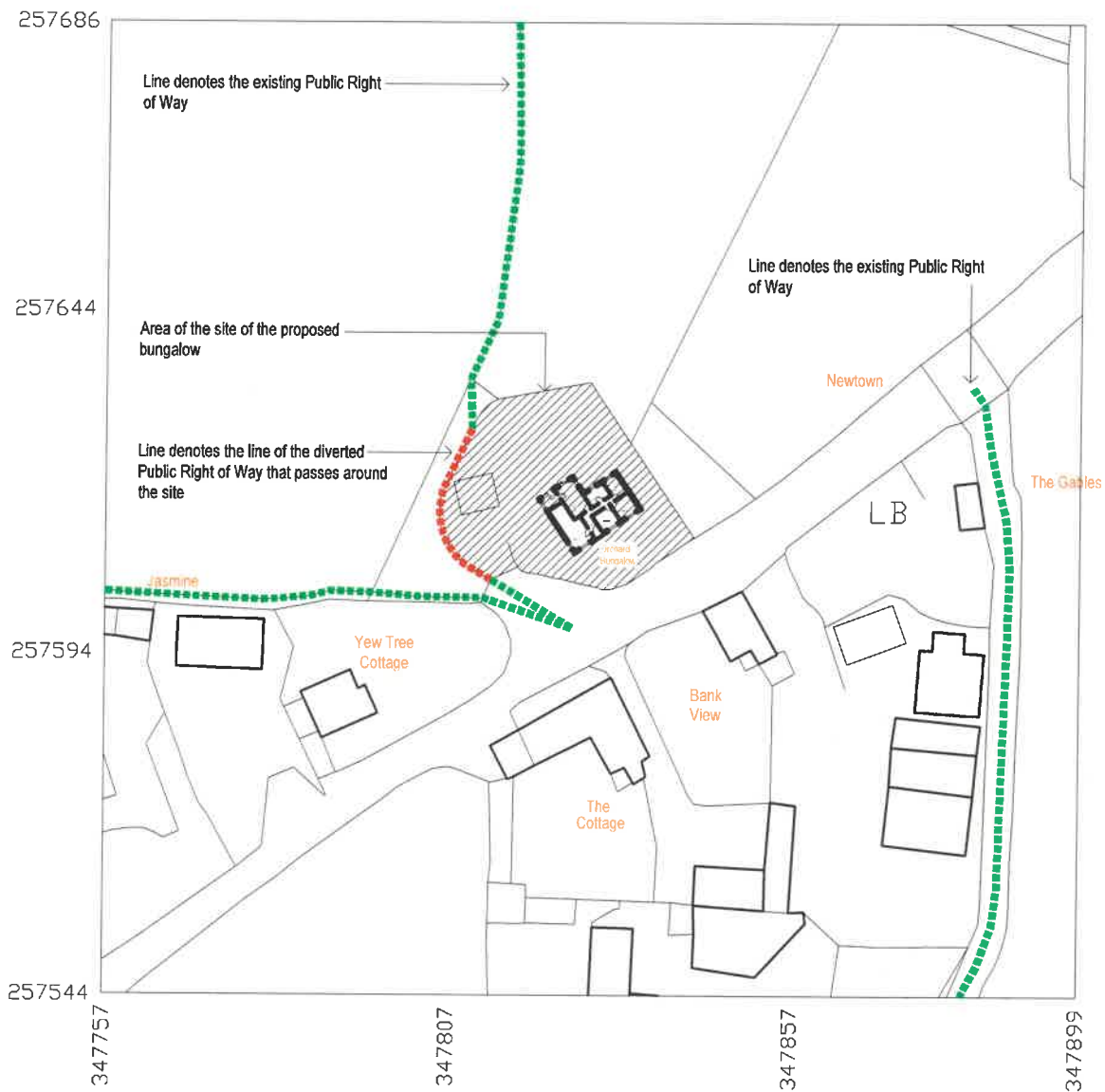


Location
 New Bungalow
 Orchard Bungalow, Ivington Road,
 Leominster, Newtown, HR6 8QD.

Drawing Title
 Details showing Public Right of Way
 Amendments - Existing Plan

Job No. 2021-046
 Rev. [blank]
 Date July 2021

Scale 1:1000
 Size A4
 Dwg No 10



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 Details showing Public Right of Way
 Amendments - Proposed Plan

Job No	Rev	Date
2021-046		July 2021

Scale	Size	Dwg No
1:1000	A4	11