

SPECIAL CABINET

MINUTES OF MEETING HELD ON 10 OCTOBER 2017

I N D E X

Page No	Minute No	Heading
1	299	Apologies for Absence
1	300	Declarations of Interests
1	301	Objectively Assessed Housing Need Update and Five Year Housing Land Supply Position Statement
3	302	Urgent Business (Public Session)

SPECIAL CABINET

MINUTES OF MEETING HELD ON 10 OCTOBER 2017

Present:

Councillor G Baxter MBE Leader (in the Chair)

Councillor N Barker

“ Mrs E A Hill

Councillor M Gordon

“ J Lilley

Also Present:

- D Swaine - Chief Executive
- L Hickin - Strategic Director
- S Sternberg - Assistant Director of Governance and Solicitor to the Council & Monitoring Officer
- D Clarke - Assistant Director – Finance & Revenues and Benefits
- S Cottam - Senior Governance Officer (Acting)

Three members of the public were in attendance at the meeting to observe.

299 Apologies for Absence

Apologies for absence were received from Councillors J Austen and P R Kerry.

300 Declarations of Interests

Members were requested to declare the existence and nature of any disclosable pecuniary interests and/or other interests, not already on their register of interests, in any item on the agenda and withdraw from the meeting at the appropriate time.

There were no interests declared at this meeting of Cabinet.

Non Key Decisions

301 Objectively Assessed Housing Need Update and Five Year Housing Land Supply Position Statement

Cabinet considered a report of Councillor M Gordon, Portfolio Holder with Responsibility for Environment, which advised Members of the updated assessment of ‘objectively assessed housing need’ (OAN) for North East Derbyshire and that the Council could demonstrate that it had a 7.0 year supply of deliverable housing land.

Approval was also sought for the updated OAN figure as the baseline position for calculating the Council's five year housing land supply as well as the annual statement and publication of the five year supply of deliverable sites for housing as required by Paragraph 47 of the National Planning Policy Framework (NPPF) 2012.

There was a requirement under the National Planning Policy Framework to undertake a Strategic Housing Market Assessment (SHMA), identify the Objectively Assessed Need (OAN) and carry out the assessment of the five year supply of deliverable housing sites.

In areas without a five year supply relevant policies for the supply of housing were not considered up-to-date and housing applications should be considered in the context of the presumption in favour of sustainable development.

The Council had not been able to demonstrate that it had a five year supply of deliverable housing for the last eight years. This had meant that housing applications had fallen to be considered in the context of the presumption in favour of sustainable development, rather than in line with policies in the Development Plan.

SHMA Update and OAN

The Council had updated its SHMA which identifies the current OAN as 283 dwellings per year. This represented the baseline housing need for the District and figures against which the Council's five year housing land supply should be calculated.

It should be noted that this figure could differ from the local housing targets which would be identified through work on the emerging Local Plan. Once targets had been identified through the Local Plan this would replace the OAN figure as the baseline for calculating the five year land supply.

Government Consultation

On the 16 September 2017 the Government's proposed approach to calculating local housing need was published for consultation. This set out the housing needs for each local planning authority using the proposed method. The figure for North East Derbyshire was 276. Whilst only indicative at this stage it was very similar to the OAN figure of 283 derived from the SHMA update, giving comfort that the SHMA evidence and recommendations set out in this report were sound.

Five Year Supply Assessment

The assessment of the Council's five year supply of housing land was based upon the most up-to-date OAN figure of 283 dwellings per year and a base year of 2014 derived from the 2017 SHMA update. Tables 1 and 2 within the report set out the past completions in relation to the new target and projected future completions, which together were used in the calculation set out in table 3 to identify the five year land supply position.

This demonstrated that the Council had a seven year supply, this was more than sufficient to meet the required five year supply and effectively meant that the Council could take back control over the location of developments.

RESOLVED – That Cabinet:-

- (1) Notes the detailed issues set out in the report.
- (2) Approves the baseline objectively assessed housing needs figure of 283 as an appropriate baseline for calculating the Council's five year housing land supply.
- (3) Approves the assessment of the Council's current five year supply of deliverable housing sites as set out in the report.
- (4) Authorises the publication on the Council's website of the five year supply assessment (Appendix 2), subject to an amendment to the second paragraph on Appendix 2.

REASON FOR DECISION – There is a requirement under National Planning Policy to undertake a Strategic Housing Market Assessment (SHMA), identify objectively assessed need (OAN) and carry out the assessment of the five year supply of deliverable housing sites.

ALTERNATIVE OPTIONS CONSIDERED & REJECTED - The options for Cabinet's consideration were detailed in paragraph 4.1 of the report. There were no alternative options considered and rejected at this time.

(Planning Policy Manager)

302 Urgent Business (Public Session)

There was no urgent business to be considered in the public session at this meeting of Cabinet.