

Basingstoke and Deane Borough Council: Updated Housing Land Supply Position (March 2022)

Purpose

A comprehensive updated land supply position covering the relevant monitoring year is set out by the council in the Authority Monitoring Report (AMR) published each December. The latest AMR was published in December 2021 and highlighted a supply position of 4.5 years at the time of publication.

https://www.basingstoke.gov.uk/content/page/69171/AMR%202021_published%20December%202021_updated.pdf

This housing land supply position statement sets out an updated position at March 2022, following the publication of more recent data which must be taken into account in light of the borough's land supply position now being based on the standard methodology approach. This is required by NPPF paragraph 74 for local plans that are more than 5 years old.

Local Housing Target

National planning policy requires Local Planning Authorities (LPA) to actively manage their housing land supply, and demonstrate that they can identify a supply of specific deliverable sites for the next five years, and a supply of specific developable sites or broad locations for growth for the next ten years and where possible for 15 years. An appropriate buffer must also be added, depending on relevant circumstances.

More specifically, the National Planning Policy Framework (NPPF) states that councils should identify annually the supply of specific deliverable sites against their housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old (paragraph 73). Footnote 37 to this makes clear that this is unless these strategic policies have been reviewed and found not to require updating. Planning Policy Guidance advises that in other circumstances i.e. where the plan is older than 5 years or has been assessed and requires review, *'the 5-year housing land supply will be measured against the area's local housing need calculated using the standard method'*.

The borough's adopted Local Plan reached its fifth anniversary in May 2021 and therefore calculations of land supply must currently be measured against the local housing need using the Standard Method (SM). Under the SM, the requirement should be using the 2014-based household projections. For the base date of 2021, 77,793 household were projected for the borough and for 2031, 84,556 household were projected. As such, over the ten-year period, a basic requirement of 6,763 new homes is required, equating to 676 new homes per annum. The latest affordability ratio for BDBC, published in March 2022, is 9.24 (previously 8.76) reflecting a worsening level of affordability i.e. homes have become more expensive. This results in a requirement uplift of 1.3275 to the base household projections. Therefore, using the SM, the requirement for the borough is currently **880 new homes per annum**.

A SM annual local housing requirement of 880 dwellings equates to a five-year housing requirement of 4,400 units. Any shortfall in past delivery is removed once the SM is used as the calculations take account of relevant delivery in future projections.

National planning policy requires a buffer (moved forward from later in the plan period) to be added to the supply that is provided to meet the identified housing requirement. The relevant buffer to be added is determined by the Housing Delivery Test (HDT). Rather than considering future development rates, the test assesses the number of homes actually built in local authority areas over the previous three years and compares these against local housing requirements. For the 2020 HDT (published in January 2021), Basingstoke and Deane met the rolling three-year housing target with completions of 3,588 units compared to a requirement of 2,381 – 151%. As a consequence, there are no government penalties that impact upon the land supply position and the borough should apply a 5% buffer to land supply calculations. Adding a 5% buffer increases the requirement by 220 units to 4,620.

Land Supply Position

The borough's AMR (December 2021) identifies a supply of deliverable sites amounting to 4,121 homes. Using a 5% buffer, the current 5-year HLS is **4.5 years**. The table below shows the relevant calculations. The council cannot, therefore, demonstrate a five-year supply of deliverable sites and the presumption in favour of sustainable development applies.

Housing land supply calculation

5 Year Requirement (880 x 5)	4,400
5% Buffer	220
Total Requirement	4,620
Revised annual Requirement	924 dpa
Total 5 year supply	4,121
Shortfall	499
Years of Supply	4.5 years (4,121 /924)

Local Plan Policy SS3: Ensuring a supply of deliverable sites, states that a review of the Local Plan will be triggered if a future five-year supply of housing cannot be demonstrated. The council committed to updating the adopted Local Plan in May 2019 and consultation on a draft Plan is due to take place later in 2022.