

East Cambridgeshire District Council

Five Year Land Supply Report (Dec 2020)

1 April 2020 to 31 March 2025

Addendum (to reflect HDT announcement)

Published 1 March 2021

This report forms part of the Council's on-going obligations to publish the 'authority's monitoring report'

East Cambridgeshire Five Year Land Supply – updated position March 2021

1. Introduction

This short note is an addendum to the Five Year Land Supply Report ('the Report') as published on 18 December 2020.

The 18 December 2020 Report remains unaltered unless otherwise stated in this addendum.

The addendum is necessary as a consequence of the recently released *Housing Delivery Test: 2020 measurement* (HDT) published by MHCLG on 19 January 2021 (<https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement>).

For the avoidance of doubt, this addendum makes no alterations to the Supply parts of the December 2020 Report. This addendum only affects the housing requirement calculations, and the subsequent quantum of years' worth of supply that can be demonstrated.

2. HDT (Jan 2021) outcome

The HDT announcement of Jan 2021 demonstrates that over the three years from 2017 – 2020, the Council delivered 1,196 homes of the 1,382 required, resulting in a Housing Delivery Test measurement of 87%.

3. HDT (Jan 2021) implications

As required by paragraph 75 of the National Planning Policy Framework, because delivery is below 95%, the Council is required to have an Action Plan to identify the reasons for under-delivery, explore ways to reduce the risk of further under-delivery and set out measures the authority intends to take to improve levels of delivery. The Council has previously been required to publish such a plan; its latest being *Housing Delivery Test - Action Plan*, published in August 2020 available on our website. The Council will update that Action Plan within 6 months of the latest HDT result being published (as per national guidance)

The HDT measurement of 87% is an increase on the Council's HDT measurement for 2019 which was 66% (www.gov.uk/government/publications/housing-delivery-test-2019-measurement). The consequence of the 2019 HDT measurement was that, as required by paragraph 73 of the NPPF, the Council applied a 20% buffer to its five year housing supply requirement. This 20% buffer was included in the methodology for calculating the Council's Housing Land Supply in its most recent *Five Year Land Supply Report - 1 April 2020 to 31 March 2025*, published 18 December 2020. As of 1 January 2021, the housing land supply demonstrated by that report was calculated to be 6.14 years (once accounting for a 20% buffer).

However, as the 2020 HDT measurement exceeds 85%, the required paragraph 73 buffer is now 5%, on the basis that neither of the two other potential buffer options within para 73 apply (i.e. the Council has not sought to establish its position through an annual position statement or recently adopted plan (the 10% buffer option), nor has there been a significant under delivery of housing over the previous three years (the 20% buffer option)).

Based on the most up-to-date housing need figures and supply of deliverable sites calculations from the Dec 2020 Five Year Supply Report, and when now applying the required 5% buffer, the Council's updated five year requirement from 1 January 2021 falls to 3,110 dwellings at an annual rate of 622 dwellings (see updated Table 2.b, below). When compared to a demonstrated supply over the five year period of 4,362 dwellings (see Table 3 of the five year supply report), the housing land supply expressed in years is equivalent to 7.01 years (see updated Table 4.b, below).

4. Updated Five Year Land Supply calculation

In summary, as a result of 2020 HDT outcome, the Council's latest (with effect from 18 Jan 2021) 5YHLS is 7.01 years.

Updated Table 2b: Five year requirement including five percent buffer (from 1 January 2021)

		Dwellings (units)	Calculation / Source
a	Basic Five Year Requirement	2,961.4	592.279 x 5
b	5% buffer	148.07	a x 5%
c	Five Year requirement	3,109.5	a + b
d	Average annual requirement 2019 to 2024	621.9	c ÷ 5

Table 4b: Five Year Supply (from 1 January 2021)

e	Estimate of Supply, over the Five Year period 2020 to 2025	4,362	See Table 3
f	Total Five Year Land Supply in years	7.01	e ÷ d