



Basingstoke
and Deane

Update on Housing Land Supply Position (July 2020)

What is the current land supply position?

The NPPF requires Local Planning Authorities to identify a five year supply of specific deliverable sites to meet housing needs. As outlined in the council's Authority Monitoring Report (AMR, published in December 2019) the council can currently demonstrate 4.86 years of deliverable housing sites. This falls short of the five year supply required by national planning guidance, meaning that policies relating to housing delivery in the borough's adopted Local Plan and Neighbourhood Plans (with the exception of Kingsclere) are currently considered to be out of date.

National guidance states that where relevant policies are considered out of date, planning permission will be granted unless the application of policies in national guidance that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in national guidance taken as a whole.

How does the Manydown decision impact on the land supply position?

The council's Planning Committee considered the outline application for the Manydown housing allocation on 8 July. The application, which seeks consent for residential-led development of up to 3,520 dwellings, secured a resolution to grant planning permission subject to the signing of the legal agreement.

Manydown is included in the current five year land supply for just 50 units, which are predicted to be delivered in 2024/5. This reflects the long lead in times associated with large sites which go beyond just the gaining of planning permission. Future stages include the signing of the legal agreement; the agreement of design codes/site wide frameworks; reserved matters applications and key phase masterplanning; discharge of conditions; infrastructure provision and build out.

The decision regarding Manydown is a welcome one but is likely to have little impact on the overall land supply position in the short term. The delivery rates set out in the AMR already reflect the assumption that Manydown would gain a resolution to grant permission in 2020 and therefore the decision will not accelerate the phasing already set out. The Planning Committee's decision was required to ensure that delivery stays on track with expectations.

Government guidance sets out clear tests for what sites can be included in a five year land supply. It states that sites with outline permission (rather than full permission) should only be included where there is clear and robust information that a site will be delivered in the five year timescale. If the site is to continue to contribute to the five year land supply, the council will need to ensure that this robust evidence is available and that notable progress on the delivery of the site continues to be made.

What will the land supply position be in the next Authority Monitoring Report (AMR) ?

The council is currently completing the annual housing monitoring process, in partnership with Hampshire County Council. This will include an assessment of the impact of the Covid-19 pandemic on the future delivery of housing in the borough through consultation with the development industry. At this time it is not possible to predict whether a five year supply will be restored but the council will continue to take a proactive approach to land supply matters, where suitable. An updated position will be published in December 2020 through the AMR.