

BACKGROUND

The Council is required to monitor development and local land availability in line with the National Planning Policy Framework (NPPF, February 2019) and its associated guidance.

To be included in the Local Plan land supply, a site must be either 'deliverable' or 'developable'.

To be considered 'deliverable', sites for housing should be 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 sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). 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 (NPPF, Annex 2: Glossary refers).

To be considered 'developable', sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged (NPPF, Annex 2: Glossary refers).

Planning policies and decisions are expected to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions, in a way that makes as much use as possible of previously developed 'brownfield' land (NPPF, paragraph 117 refers).

Planning policies and decisions should support development that makes efficient use of land, taking into account the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; local market conditions and viability; the availability and capacity of infrastructure and services; the desirability of maintaining an area's prevailing character and setting, or of promoting regeneration and change; and the importance of securing well-designed, attractive and healthy places (NPPF, paragraph 122 refers).

Where there is an existing or anticipated shortage of land for meeting identified housing needs, planning policies and decisions should avoid homes being built at low densities, ensure that developments make optimal use of the potential of each site and should seek a significant uplift in the average density of residential development within city and town centres and other locations that are well served by public transport, unless it can be shown that there are strong reasons why this would be inappropriate (NPPF, paragraph 123 refers).

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The Council should be able to demonstrate that it has examined fully all reasonable options for meeting its identified need for development and that it makes as much use as possible of suitable brownfield sites and underutilised land (NPPF, paragraph 137).

The full text of the NPPF and National Planning Practice Guidance (NPPG) can be viewed at: <https://www.gov.uk/government/collections/planning-practice-guidance>