



The Planning Inspectorate
Yr Arolygiaeth Gynllunio

PINS NOTE 16/2015

To: All Inspectors, England

Relevancy: Planning appeals and Secretary of State casework, and local plans examinations

Date of Issue: 31 March 2015

Currency: review on 30 September 2015

GUIDANCE ON 5 YEAR HOUSING LAND SUPPLY

Action

1. Inspectors should be aware that the Government's Planning Practice Guidance now includes updated guidance at paragraph 033 on housing land availability assessment. The update (see Annexe A) was made on 27 March 2015 and should be taken into account in relevant decisions from that date onward.

Background

2. Inspectors will be aware that PPG updates can be found on the Knowledge Updates Intranet page.
3. Please contact XXXX if you have any queries on this Note. Case-specific queries should be addressed to XXXX for planning appeals, and to XXXX for local plans.

XXXX

Acting Chief Planning Inspector

Updating evidence on the supply of specific deliverable sites sufficient to provide five years worth of housing against housing requirements

Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The examination of Local Plans is intended to ensure that up-to-date housing requirements and the deliverability of sites to meet a five year supply will have been thoroughly considered and examined prior to adoption, in a way that cannot be replicated in the course of determining individual applications and appeals, where only the applicant's/appellant's evidence is likely to be presented to contest an authority's position.

The National Planning Policy Framework requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing. As part of this, local planning authorities should consider both the delivery of sites against the forecast trajectory and also the deliverability of all the sites in the five year supply.

Local planning authorities should ensure that they carry out their annual assessment in a robust and timely fashion, based on up-to-date and sound evidence, taking into account the anticipated trajectory of housing delivery, and consideration of associated risks, and an assessment of the local delivery record. Such assessment, including the evidence used, should be realistic and made publicly available in an accessible format. Once published, such assessments should normally not need to be updated for a full twelve months unless significant new evidence comes to light or the local authority wishes to update its assessment earlier.

By taking a thorough approach on an annual basis, local planning authorities will be in a strong position to demonstrate a robust five year supply of sites. Demonstration of a five year supply is a key material consideration when determining housing applications and appeals. As set out in the National Planning Policy Framework, a five year supply is also central to demonstrating that relevant policies for the supply of housing are up-to-date in applying the presumption in favour of sustainable development.

Regularly updated five-year land supply data should also help to inform local planning authorities' decisions on when to review their Local Plans.