

**Send via email**

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Our ref: Itr-PC-FYHLS

5 July 2016

Dear Clerk

**Importance of the Five Year Housing Land Supply in making Planning decisions**

The importance of being able to demonstrate a deliverable Five Year Housing land supply cannot be underestimated. As those who attended the Plan Review Parish Council event on the 4<sup>th</sup> May will recall I set out that, unless the Council can demonstrate a five year supply then the planning policies in our Local Development Framework which relate to housing supply are considered to be out of date. This would include policies relating to Village Envelopes and location of development.

At the time of the event because of a recent planning decision, and the fact that it had been some time since we had completed our assessment there was uncertainty as to whether we had a five year supply. The five year supply figures are worked out annually, based on our housing targets and the number of dwellings that have been delivered in the previous financial year. The District Council has recently carried out its latest round of monitoring on housing delivery for 2015/16 and has prepared an up-to-date Five Year Housing Supply Statement. This paper is being presented to Planning Committee on the 5<sup>th</sup> July and provides the latest position which will be used help determine planning applications.

It is available to view on the Council's website at the following address:

<http://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/planningpolicy/pdfs/monitoringreports/2015/5YLS%20Current%20Position%20as%20at%20%20April%202016.pdf>

Whilst the statement concludes that based on our current housing target we do have a supply, the housing target element has yet to be agreed as part of the Plan Review process, therefore we should continue to carefully consider development on sustainable sites which fall immediately adjacent to urban boundaries and village envelopes which meet the relevant requirements of the Development Plan in all other respects, and have the capacity to positively contribute to boosting the supply of housing within the District in the short term.

The Council recognises that it is particularly important given the expectations of the communities involved, that any development outside of the established main built up area should provide for the appropriate level of affordable housing, open space and other social contributions required

to meet the needs of the development. Care must also be taken to respect the landscape setting of these edge of settlement sites and transitional planting should be provided where appropriate.

If you have any questions regarding this matter please do not hesitate in contacting me.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Matthew Norton', with a stylized, overlapping flourish.

Matthew Norton  
Business Manager - Planning Policy