

# URGENT NON-KEY DECISION NOTICE

Notice is hereby given that a non-key decision has been taken under the non-key decision special urgency provisions set out at Article 17.7.3 of the Council's Constitution.

The decision relates to the approval of the Annual Position Statement (APS) fixing the Council's 5-year housing land supply for submission, once finalised, to the Planning Inspectorate by the deadline of 31 July 2020.

The Council notified the Planning Inspectorate of its intention to submit an APS on 24 March 2020.

Time to prepare the APS and accompanying documentation, from informing the government of the Council's intention to submit, to the submission deadline, is a period of 3-months. The Government guidance includes the requirement to undertake rigorous consultation with the development industry and stakeholders. The Council held 2 rounds of consultation, which in total lasted 3 weeks. The last round of consultation closed on 7 July 2020 and the Council has since been chasing outstanding responses to ensure that the APS is robust.

Additional time was given to consultees because of the impact Covid-19 has had on the development industry. A proportion of contacts had been furloughed and were unable to provide a meaningful response during the lockdown and the slow down or halt on building sites. As such, the APS has taken longer to prepare and is currently being finalised ahead of the submission deadline.

If the Council was to wait for the passing of 5-days' notice of the Cabinet Member's intention to make the decision and the 5-day call-in period, the Council would not be able to meet the deadline of 31 July 2020. This means that the 5-year housing land supply would not be fixed and the Council would be at risk of being subject to costly and resource-intensive planning appeals. Failure to meet this deadline would also prevent the Council from submitting an APS in subsequent years.

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Friday, 31 July 2020