



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Non-key Decision

26 July 2021

Councillor Nick Robins

Cabinet Member for Planning and Planning
Policy



South Kesteven Annual Position Statement

This report will consider the submission of the Annual Position Statement to the Planning Inspectorate with the purpose of fixing the District's 5 year housing land supply.

Report Author

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Approved for publication:

Councillor Nick Robins, Cabinet Member for Housing
and Planning

22 July 2021

Recommendation (s) to the decision maker (s)

1. Approves the Annual Position Statement and accompanying Engagement Statement for submission to the Planning Inspectorate by the deadline of 31st July 2021

1 The Purpose of the Report

- 1.1 To consider the Annual Position Statement (APS) and accompanying Engagement Statement and decide if the Council is to submit the Annual Position Statement to the Planning Inspectorate to fix the Council's 5 year housing land supply for one year.
- 1.2 National Planning Policy Guidance on Housing Supply and Delivery, produced by the Ministry of Communities, Homes and Local Government in 2019, enables Councils that have successfully fixed its 5 year housing land supply through the Annual Position Statement, to seek to renew the supply the following year through submission of an Annual Position Statement (APS) to the Planning Inspectorate. The APS must be submitted to the Planning Inspectorate by 31 July 2021.
- 1.3 The Annual Position Statement and accompanying Engagement Statement has been prepared and published for consultation with landowners, developers and stakeholders.
- 1.4 Two rounds of consultation have been undertaken whilst preparing the APS. The first sought deliverability information from the development industry and achieved a good response rate of 87%. The second round of consultation on the draft APS included the development industry and stakeholders. The APS consultation was also published on a dedicated [APS webpage](#) on the Council's website, enabling any interested party to respond, including the public. The Council received 10 responses.
- 1.5 The Government's Planning Advisory Service has performed a critical friend role, providing advice, support and constructive comments on the APS, which the Council has taken into account whilst preparing the APS.
- 1.6 The South Kesteven Annual Position Statement demonstrates a **5 year housing land supply of 5.92 years**.
- 1.7 In consultation with the development industry, the potential impacts of Covid-19 have been considered.

2 Available Options Considered

- 2.1 Option A: To submit the final APS to the Planning Inspectorate by the Government imposed deadline of 31 July 2021
- 2.2 Option B: To not submit the APS by the Government imposed deadline but to publish as the Council's 5 Year Housing Land Supply Statement (a regulatory requirement).

3 Preferred Option

- 3.1 Option A: To submit the final APS to the Planning Inspectorate by the Government imposed deadline of 31 July 2021.

4 Reasons for the Recommendation (s)

- 4.1 Submission of the APS to PINS (option A) is the recommended approach because:
 - The Council is confident that a 5 year housing land supply has been demonstrated;
 - The Government's Planning Advisory Service has provided support and feedback which has been considered whilst preparing the APS.
 - If approved by PINS, South Kesteven's 5 year housing land supply will be fixed for 1 year;

- If the APS is simply published on the Council's website (option B) but not submitted to PINS and approved, the Council's 5 year housing land supply will be subject to potentially costly planning appeals;
- If the 2021 APS is approved by PINS, the Council will be eligible to submit an APS in 2022, and fix its 5 year housing land supply for another year. If an APS is not submitted this year, the Council will not be eligible to submit APSs or fix its 5 year housing land supply in subsequent years.

5 Financial Implications

- 5.1 There are no direct financial implications arising from this report. If the APS is submitted and approved by the Planning Inspectorate, the Council's 5 year housing land supply will be fixed for 1 year. The Council's housing land supply will not therefore be subject to costly planning appeals.

Financial Implications reviewed by: Richard Wyles, Interim Director of Finance

6 Legal and Governance Implications

- 6.1 The Annual Position Statement has been prepared in line with the National Planning Policy Framework and the National Planning Policy Guidance on Housing Supply and Delivery, produced by the Ministry of Communities Homes and Local Government 2019.
- 6.2 If the Council submits the APS to the Planning Inspectorate, the deadline is 31st July 2021

Legal Implications reviewed by: Graham Watts, Deputy Monitoring Officer

7 Equality and Safeguarding implications

- 7.1 The Annual Position Statement seeks to demonstrate a 5 Year Housing Land Supply to meet the housing needs of the District up until 2026.
- 7.2 The South Kesteven Local Plan is accompanied by an Equality Assessment.

8 How will the recommendations support South Kesteven District Council's declaration of a climate emergency?

- 8.1 The APS demonstrates how the Council is meeting its housing land requirement, as set out in the Local Plan, over the next 5 years. The APS is not required to directly consider climate change; however, the Local Plan was subject to a Sustainability Appraisal which assesses the Local Plan policies (including housing requirement) against environmental objectives, including climate change.
- 8.2 The Local Plan also includes policies such as Policy SB1: Sustainable Building, which requires all development proposals to mitigate against and adapt to climate change, to comply with national targets, and contribute to local targets on reducing carbon emissions and energy use. Future development included in the APS will be required to meet Local Plan policies.

9 Appendices

- Appendix 1: Annual Position Statement
- Appendix 2: Engagement Statement (accompanies the Annual Position Statement)
 - o Appendix 1 to the Engagement Statement: Deliverability Information
 - o Appendix 2 to the Engagement Statement: Consultation Representations

- Appendix 3: Annual Position Statement Briefing Paper.

Report Timeline:	Date decision due to be made	22 July 2021
	Call-in deadline	28 July 2021
	Date decision effective (subject to call-in)	29 July 2021