

# CABINET MEMBER DECISION



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

## Decision:

**That the Annual Position Statement and accompanying Engagement Statement is approved and authorisation is given for the Assistant Director of Planning to submit the Statement to the Planning Inspectorate by 31 July 2023 (immoveable deadline).**

### (1) Details of Decision

To seek agreement to submit an Annual Position Statement (APS) to the Planning Inspectorate (PINS), in a bid to confirm a five-year housing land supply for the next year.

### (2) Considerations/Evidence

A key priority of the Corporate Plan is 'Housing that Meets the Needs of all Residents'. The Annual Position Statement seeks to demonstrate the Council has a 5-year supply of deliverable development land to meet the District's objectively assessed housing need.

National Planning Policy Guidance on Housing Supply and Delivery, produced by the (then) Ministry of Communities, Homes and Local Government, 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.

South Kesteven District Council has previously successfully confirmed three Annual Position Statements between 2020 and 2022.

The most recent Inspector's report for the 2022 Annual Position Statement confirmed the five year housing land supply for South Kesteven for 2022-2027. The examining Inspector reduced the supply submitted confirming the Council has a housing land supply equivalent to 5.2 years supply of deliverable sites for one year. The Council's 2022 Annual Position Statement remains in place until 31st October 2023.

As a result of a previous successful Annual Position Statement submission, a 2023 Annual Position Statement is a subsequent statement under the provisions of Paragraph 75 of the Framework and supporting guidance.

The 2023 Annual Position Statement and accompanying Statement of Engagement has been prepared in consultation with landowners, developers and stakeholders. The Annual Position Statement must be submitted to the Planning Inspectorate by 31 July 2023.

Two rounds of consultation have been undertaken whilst preparing the 2023 Annual Position Statement. The first sought deliverability information from the development industry and achieved a response rate of 68%. The second round of consultation on the draft Annual Position Statement included the development industry and stakeholders; a total of 237 individuals were contacted directly. The Annual Position Statement 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 nine responses to the consultation on a draft Annual Position Statement.

- Seven respondents had no direct comment to make on the draft Annual Position Statement or Statement of Engagement
- One respondent supported the build out assumed for their site; and
- One respondent did not agree with the inclusion of a site within the housing land supply, however this site is not included in the first 5 years.

As a result, there have been no dispute to the delivery of sites within the 5 year housing land supply as set out in the Draft APS consultation.

The 2023 South Kesteven Annual Position Statement demonstrates a 5 year housing land supply of 6.1 years.

As seen in previous APS submissions, following submission to the Planning Inspectorate, the Council's housing land supply is subject to change.

However, this Annual Position Statement would be submitted without any dispute to the delivery of the sites within the 5 year housing land supply which is unprecedented, and gives confidence in the deliverability of the supply.

### **(3) Reasons for Decision:**

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, and there has been no dispute to the delivery of the sites within the 5 year supply;
- The Government's Planning Advisory Service has provided support and feedback on the methodology 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, there is a risk that developers will challenge the Council's supply position more frequently in relation to speculative developments. This may prove costly to the Council especially if development proposals are subject to planning appeals.
- If the 2023 APS is approved by PINS, the Council will be eligible to submit an APS in 2024, 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.

## **Conflicts of Interest**

**(Any conflict of interest declared by any other Cabinet Member consulted in relation to the decision to be recorded).**

None

## **Dispensations**

**(Any dispensation granted by the Monitoring Officer in respect of any declared conflict of interest to be noted).**

None

## **Decision taken by:**

Name: Councillor Phil Dilks  
Cabinet Member for Housing & Planning

**Date of Decision:** 21 July 2023

**Date of Publication of Record of Decision:** 21 July 2023

**Date decision effective (i.e. 5 days after the date of publication of record of decision unless subject to call-in by the Chairman of an Overview and Scrutiny Committee or any 5 members of the Council from any political groups):**

31 July 2023