

## **STRATEGIC PLANNING BOARD UPDATE – 22 January 2014**

**APPLICATION NO:** 13/2954C

**PROPOSAL:** Proposed outline application for the demolition of Hawthorne Cottage, Canal Side Farm, and gaining the consent for the principle of up to 49 no. dwellings. The formation of a new vehicle and pedestrian access from the existing Goredale Close carriageway

**ADDRESS:** HAWTHORN COTTAGE, HARVEY ROAD,  
CONGLETON, CW12 2PS

**APPLICANT:** Davidco Properties

### **Housing Land Supply**

The recent decision at Hassall Road Alsager considered what buffer should be applied to housing land supply. The Inspector considered what size of buffer was necessary to comply with para 47 of the NPPF.

The Inspector considered that

*....'From the evidence given at the Inquiry, it is clear that the deficiencies in the supply of housing are recent, explicable by the national economic downturn and that the Council has continued to grant planning permissions at a rate that would not hold up supply. For those reasons I take the view that a 5% buffer would comply with policy*

*Given that the uncertainties surrounding the setting of the housing target can only be taken in that uncertainty. For the purposes of this appeal therefore I take the 5 year housing requirement as falling within a range of between 6776 (based on RSS and Liverpool) and 8415 (based on Development Strategy average and Sedgefield)'....*

### **Officer Comment**

The appeal decisions illustrate that Inspectors have applied different buffers in comparable appeal decisions. This indicates that the question of the appropriate buffer is not yet settled. However, even with a 5% buffer the Council can not currently demonstrate a 5 year supply of deliverable housing land.

A 5% buffer should apply to the housing land supply position of the Council.

### **RECOMMENDATION**

No change to recommendation.