

**Wiltshire Council**

**Full Council**

**15 October 2024**

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**Notice of Motion No. 2024-07 – Five-Year Land Supply**

**From Cllr Nick Botterill and Cllr Philip Whitehead**

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**To consider the following motion submitted in accordance with the constitution:**

**Motion**

There is currently a renewed emphasis placed by government on the Five Year Land Supply (5YLS) measure in the current proposals for changes to the National Planning Performance Framework (NPPF) recently put out to consultation. The recent downturn in developer and other planned construction activity nationally, and consequent reduction in demonstrable land supply, is having an adverse impact on the ability to sustain Plan-Led housing development in Wiltshire.

At the time of the Land Supply Statement issued by Wiltshire Council in June 2024, there were permissions for 17,586 homes in Wiltshire, a figure which has been added to recently by a number of additional permissions granted. The assessment was made following engagement with and information supplied by developers which demonstrated that only 47% of the 17,586 homes with permission were capable of being delivered over the 5 years ending 31 March 2028. Since then developers have determined that even fewer properties will be completed within this period and the Housing Land Supply figure is 3.85 years. The deficiency in HLS is therefore manifestly not down to any lack of Planning Permissions granted by Wiltshire Council but rather the explicit actions of developers who then also stand to gain from the 'tilted balance' becoming applicable which can increase their ability to pick green field sites for development which have been not been previously allocated for that purpose. Other adverse impacts are that the authority's cases presented at appeals are now having to be renegotiated, sometimes at the last minute with adverse consequences for local communities and the members which represent them.

**This Council calls on the Leader of the Council to write to the Secretary of State for Levelling Up, Housing and Communities, the Shadow Secretary of State for Housing, Communities and Local Government and the MPs representing Wiltshire to make them aware of the manifest flaws in the Housing Land Supply measure as currently applied and as proposed as part of the government's planning reform consultation.**