

Note on 5 Year Land Supply Methodology

31st August 2014

Planning Policy Team_12th September 2014

INTRODUCTION

This paper sets out how East Staffordshire Borough Council has calculated its assessment of housing land supply over the next 5 years. Calculations are based on Monitoring undertaken for the 31st August 2014. The re-calculation has led to a negative land supply calculation with the Council demonstrating 3.89 years of supply.

Policy Context

National Planning Policy Framework (NPPF) published March 2012 paragraphs 47-48 provide the relevant guidance for assessing the 5 year housing supply.

Para 47 states that 'to boost significantly the supply of housing, local planning authorities should: identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.

To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

Para 48 states that 'local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens'.

The Importance of the 5 year supply calculation

Para 49 outlines that a failure to demonstrate a 5 year supply of deliverable sites means that the Council's housing policies cannot be considered as up to date, and therefore applications for housing development should be determined against the presumption in favour of sustainable development.

Background Information

A data cleanse of the policy teams housing data during October and November 2012 resulted in a number of the components which makes up the housing supply changing. The most significant change is the move from a desk based calculation of supply to one which is based upon site visits. This approach represents the most up to date and accurate way of assessing the way in which housing permissions move through the construction phase to completion.

It is the Council's intention to undertake on a twice yearly basis a complete review of housing data including site based visits to each of the extant planning permissions to ensure robustness and accuracy in the data.

The twice yearly review will be based on the housing situation as at 31 March and 30 September and will be supported by robust site visits¹. Any housing supply figure calculated in addition to the twice yearly review will make assumptions about completions and lapsed applications in the absence of monitoring those through site visits.

This calculation continues to differ from the previous calculations following an appeal decision for development at Red House Farm (APP/B3410/A/13/2197299). In it the Inspector sets out how the Local Authority needs to address certain supply components.

A recent judicial review upheld by the courts has confirmed that plan makers seeking to use housing data from the now revoked regional strategies should proceed with extreme 'caution'. On this basis, whilst acknowledging that RSS figures are tested, their 2008 base date makes them less relevant than the Local Plan housing requirement which is based on 2011 evidence.

It is the Council's view that there is an adequate supply of housing sites, which are the proposed allocations in the Submission Local Plan. There is also a strong windfall component as smaller sites within the urban areas continue to come forward. The Council recognises that the primary challenge is to bring forward housing sites of all types of development following the grant of planning permission. Unfortunately this is outside our remit and we are reliant on the development industry to meet our challenge.

5 Year Housing Land Calculation

- This calculation uses the submitted Local Plan Housing of 613 dwellings per year.
- 613 dwellings per year to reflect the council's local plan evidence setting out its objectively assessed needs (OAN).
- Under delivery is spread over the five year period (Sedgefield).
- A buffer of 20% is used to increase housing choice.

¹ Please note that the supply situation has been calculated as at 31st August 2014 in preparation for the Local Plan Examination and the requirement to submit evidence as early as possible. The examination hearings are due to commence on the 28th October 2014.

August 2014 - Five Year Housing Land Supply Calculation

Housing Requirement

- 613 dwgs/yr which is **3065** dwellings over 5 years

NPPF: 20% buffer is calculated as 20% or **3678** (3065×1.20)

- The new five year requirement becomes: **3678** homes required over 5 years or an annual requirement of 736 dwellings. ($3678/5$)

Under-delivery

- Between April 2006 – August 2014 (8 yrs & 5 mths) we should have delivered **5381** dwellings ($650 \times 6 + 613 \times 2 + 255$ (5 mths of 613))²
- Past completions April 2006 – August 2014 = **3964** dwellings
- Under delivery = **1417** dwellings ($5381 - 3964$)
- $1417/5\text{yrs} = 283$ per yr extra over 736 that's required = **1019** ($736 + 283$)

New five year housing requirement incorporating under delivery is **5095** (1019×5)

Housing Supply

- Housing pipeline (Sites with planning permission) : **1470**
- We adjust the figure to acknowledge a lapse rate of 10% **1323**
- Housing Pipeline **1004**
(Proportion of large sites with planning permission – Table A*)
- Deliverable Sites (Tables B,C & D) **1184**

Windfalls

5 x 90/yr **450**

TOTAL **3961 dwgs**

3961 total supply/1019 annual requirement = 3.89 years

*We don't apply a lapse rate to these large sites because the calculation recognises that only a proportion will come forward over the 5 year period.

² We continue to apply the RSS figure to years that pre-date the submitted Local Plan – Plan Period.

Deliverable Sites

Table A: Sites recently approved with s.106 signed off

Application	No of units	Contribution to 5 yr supply	Comments as at Aug 2014
Land South of Branston P/2013/00432	596	240 (40/yr for years 3-5 with 2 developers)	Remaining capacity from the Outline Application for 660 dwellings - Approved 17/07/13
Land South of Branston P/2014/00550	64		Reserved Matters Application for 64 of the original 660 dwellings.
Beamhill P/2013/00429	950	240 (40/yr for years 3-5 with 2 developers)	Approved 06/08/13
JCB Pinfold Road, Uttoxeter OU/05254/018	257	120 (40/yr for years 3-5)	Approved 09/08/13
Pirelli P/2011/01130	300	120 (40/yr for years 3-5)	Approved 01/11/13
Red House Farm P/2012/01215	250	120 (40/yr for years 3-5)	Approved 12/11/13
Forest Road P/2012/01359	300	80 (40/yr for years 4-5)	Approved 12/02/14
Model Dairy Farm P/2012/00795	84	84	Approved 16/05/14
Number of Units	2801	1004	

Table B: Sites with a resolution to approve and awaiting s.106 sign off

Application	No of units	Contribution to 5 yr supply	Comments as at Aug 2014
Branston Depot P/2012/00920	484	125 (25 units in yr 15/16, 50/yr in subsequent 2 years)	Resolution to Approve – 21/10/2013. S106 Awaiting signatories
Branston Locks (Lawns Farm) P/2012/01467	2580	310 (50 units in yr 15/16, 125 in yr 16/17 and 135 in yr 17/18)	Resolution to Approve – 20/01/2014. S106 Awaiting signatories
Land at Pennycroft Lane P/2013/00206	49	49	Resolution to Approve – 17/02/2014. S106 Awaiting signatories
West of Uttoxeter P/2013/00882	750	200 (40/yr for year 3 & 80/yr for year 4-5 – 2 developers on site)	Resolution to Approve – 17/03/2014. S106 Awaiting signatories
Number of Units	3863	684	

Table C: Sites currently in the Pre-Submission with an application submitted for determination

Application	No of units	Contribution to 5 yr supply	Comments as at Aug 2014
Harehedge Lane SCC/William Davis Homes	500	80 (40/yr for years 4-5)	App submitted by William Davis - 24 units (approved on appeal)
	500	80	

Table D: Sites currently in the Pre-Submission without live applications

Application	No of units	Contribution to 5 yr supply	Comments as at Aug 2014
Bargates/Molson Coors, High Street	350	100	
Molson Coors, Middle Yard, Hawkins Lane	300	80 (40/yr for years 4-5)	
Derby Road, Burton	250	0	
Brookside Industrial Estate	150	120 (40/yr for years 3-5)	
Hazelwalls	400	120 (40/yr for years 3-5)	
Number of Units	1450	420	

Total number of units	8614	2188	
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