

Note on 5 Year Land Supply Methodology

30th September 2023

Planning Policy Team_1st November 2023

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 period ending on the 30th September 2023 and from the start of the plan period.

Policy Context

National Planning Policy Framework (NPPF) 2021 paragraphs 68 - 77 provide the relevant guidance for identifying land for homes and maintaining supply.

Para 74 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing requirement. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply¹.

To be considered deliverable, sites for housing 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. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Para 71 states that 'where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will 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'.

The Importance of the 5 year supply calculation

Paragraph 11 of the NPPF states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date decisions should apply the presumption in favour of sustainable development.

Footnote 8 states that policies are out of the date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

¹ From November 2018, this will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement

It is important to remember that the objective of the 5 year housing land supply calculation is not simply to achieve a 5 year supply of housing, but to maintain a minimum of 5 years' worth of housing supply on an ongoing basis.

The Council have been able to demonstrate that a 5 year housing land supply has been maintained since the Local Plan was adopted in October 2015.

Delivery Information

For the monitoring year 2015/16 completions fell short of the annual target by seven units. For monitoring years 2016/17 up to and including September 2023 the number of completions exceeded the housing requirement.

Completions Total's

Monitoring Periods Covered:

2012/13 (31.03.13) up to 2023/24 (30.09.23)

2012/13	270
2013/14	234
2014/15	352
2015/16	459
2016/17	535
2017/18	680
2018/19	756
2019/20	743
2020/21	689
2021/22	705
2022/23	935
2023/24 (upto September 2023)	484
Total COMPLETIONS - April 2012 to September 2023	6842

As a result, and in line with the Housing Delivery Test, the Council consider there is no longer a record of persistent under delivery. Therefore the buffer, which applies to the housing requirement and under delivery figures, has been reduced from 20% to 5%. This buffer will ensure choice and competition in the market for land as required by the NPPF.

Methodology for assessing the 5 Year Land Supply

Since the Local Plan is now more than 5 years old, the government's standard methodology is used to calculate housing need in accordance with paragraph 74 of the NPPF

The ESBC Local Plan is in date for the purposes of decision making. For more information on the annual assessment the Local Plan's in date status please see:

[Local plan \(2012-2031\) | ESBC \(eaststaffsbc.gov.uk\)](#)

How the information for this report is gathered

Information for the five year supply update is collected in the following ways:

- Bi-annual site visits to identify completions. 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.
- Evidence from applicants/agents/developers for sites of 10 or more dwellings has been incorporated into the calculation of the deliverable sites, ensuring a robust position.
- All planning permissions for 10 or more dwellings have been removed from the housing pipeline into Table A (large sites with permission). A bespoke approach to delivery has been applied to each site. This is a more accurate approach rather than applying a standard % lapse rate.

This calculation therefore provides the most up to date robust calculation based on data as at the 30th September 2023

Five Year Housing Land Supply Calculation using the Local Housing Need figure as at September 2023

(5 years being full monitoring years from 1st October 2023 to 30th September 2028)

Annual Local Housing Need Figure = 426

5 Year Local Housing Need Figure = 2130 (426 x 5 years)

5% Buffer Applied = 106

Total Five Year Requirement included 5% buffer = 2236 (2130 + 106)

Annual Local Housing Need Requirement = **447** (2236/5 rounded down from 447.2)

Housing Supply

- Housing pipeline (Small Sites with planning permission 0-9 units): **561**
- We adjust the figure to acknowledge a lapse rate of 10% **505**
- Proportion of large sites (10+units) with permission contributing to the 5YLS **2303**
(Proportion of large sites with planning permission – Table A*)
- Sites identified in tables B,C & D* **318**

Windfalls

90 Windfalls units expected for years 4 & 5 **180**

TOTAL **3306 dwgs**

3306 total supply/447 annual Local Housing Need requirement = 7.39 years

Deliverable Sites

Table A: Large sites with permission

Application	Parish	Type of App	No of Units	Contribution to 5 Year Supply	Application Status as at September 2023	Comments as at September 2023 (unless stated otherwise)
Sites Under Construction as at September 2023						
Branston Locks (Lawns Farm) P/2012/01467	Branston/ Shobnall/ Tatenhill	OUT	2580	450	Outline application for 2580 units - Approved 14/04/201 Reserved Matters (P/2017/00923) for 70 units - Approved 24/04/2018	Regular discussions held with agent. Phase 1 (70 units) - Complete as at September 2021
Branston Locks (phase 2) - P/2018/00233	Branston	RM	201		Reserved Matters application for 201 units – Approved 26/10/2018	Phase 2 (201 units) - Complete as at March 2023
Branston Locks (phase 3) - P/2019/00756	Branston	RM	244		Reserved Matters application for 244 units – Approved 17/12/2019	Phase 3 - under construction with 133 left on to be completed
Branston Locks (phase 4) - P/2020/00857	Branston/ Shobnall	RM	190		Reserved Matters application for 190 units – Approved 25/02/2021	Phase 4 - under construction now
Branston Locks (phase 5) - P/2022/00642	Branston	RM	284		Reserved Matters application for 284 units – Approved 26/04/2023	Three developers on site.
Land South of Lichfield Road (phase 3&4) - P/2018/00697	Branston	RM	392	73	Reserved Matters application Approved - 13/09/2018 for the final 392 units of the original 660 originally approved on the Outline application.	Phase 1 (64 units) – completed at March 2017. Phase 2 (204 units) – completed as at September 2020. Phase 3 & 4 – under construction with 73 left to be completed on site.
Land South of Lichfield Road (phase 5) - P/2022/00980	Branston	RM	100	100	Outline Application (P/2019/00258) - Approved 07/10/2021. Reserved Matters application Approved – 21/12/2022	This is in addition to the original Outline Application for 660units
Beamhill P/2013/00429	Ouwoods	OUT	950	400	Outline Approved - 06/08/2013	As at March 2017, the agent confirmed completion rate of 50dpa increasing to 100-150 thereafter. Completion expected within 10years
Beamhill (ph1) P/2020/00184	Ouwoods	RM	322		Reserved Matters application for 322 units of the original 950 (phase 1) – Approved at Committee 28/08/2020	
Beamhill (ph1b) P/2020/00591	Ouwoods	RM	70		Reserved Matters application for 70 units (phase 1b) – Approved 24/11/2020	Phase 1 under construction with 175 left on to be completed
Beamhill (ph3b, 3c & 4a) P/2021/00433	Ouwoods	RM	270		Reserved Matters application for 270 units (ph3b, 3c & 4a) – Approved 02/11/2021	Phase 1b under construction with 62 left on to be completed
Beamhill (ph3a, 4b & 5a) P/2021/01053	Ouwoods	RM	288		Reserved Matters application for the final 288 units of the original 950 - Approved 03/03/2022	Other phases now under construction.

Land to the West of Uttoxeter (Phase 2) - P/2018/00510	Uttoxeter	RM	450	225	Reserved Matters for phase 2 (final 450 units remaining from Outline of 700 units (P/2013/00882) – Approved 24/10/2018	Phase 1 (47 units) P/2014/00883 and Phase 1b (40 units) P/2016/00216 - both sites completed at September 2018 Phase 1c – (119 units) – complete at September 2021 Phase 1d (44 units) P/2017/00572 – site completed at September 2019 Phase 2 – 225 left to be completed on site.
Imex Business Centre P/2020/00745	Shobnall	RM	125	11	Outline Application (P/2019/00056) for 144 units – Approved 30/04/2020 Reserved Matters application for 125 units – Approved 22/12/2020	Construction underway, 11 left to be completed on site.
College Fields - Rolleston P/2018/00384	Rolleston on Dove	RM	100	20	Reserved Matters application approved 15/08/2018	Construction well underway, 20 left to be completed on site
Howards Transport, Clays Lane P/2018/01042	Branston	RM	86	11	Outline (P/2014/01460) Approved - 29/11/2016 Reserved Matters application for 86 – Approved 02/04/2020	Construction well underway, 11 left to be completed on site
Land North of Rocester P/2018/01346	Rocester	RM	53	12	Outline Approved P/2014/00548 - 01/12/2016 Reserved Matters application for 53 approved at committee 22/02/2019	Construction underway, 12 left to be completed on site.
Craythorne Road P/2020/00614 & P/2022/00832	Rolleston on Dove	RM	21	21	Outline Application (P/2016/01507) Approved 28/06/2017. Reserved Matters application (P/2020/00614) for 23 units - Approved 03/03/2022	Site under construction, no completions on site yet (P/2022/00832 – reduces the total units from 23 to 21)
Hazelwalls P/2015/01497	Uttoxeter	FULL	429	228	Approved at committee 20/02/2019	Construction well underway, 228 left to be completed on site.
Land off Aviation Lane P/2018/01291	Branston	FULL	128	23	Full Application Allowed at Appeal 07/10/2020	Construction well underway, 23 left to be completed on site.
Bargates P/2020/01454	Burton	FULL	95	95	Hybrid Application (P/2020/01454) Approved- 07/12/2022	Site under construction, no completions on site yet
		OPP	12	0		
Cross Street Business Centre P/2021/01023	Burton	FULL	61	61	Full Application (P/2021/01023) for 61 units – Approved 15/09/2022	Conversion of vacant building Site under construction.
Westlands Road P/2017/00355	Uttoxeter	FULL	18	2	Full Approved at committee 27/03/2019	Construction well underway, 2 left to be completed on site.

Plough Maltings Rear of 143 Horninglow Street P/2020/00401	Burton	FULL	32	32	Full Application (P/2016/00128) - Approved 08/12/2016 Full Application (P/2020/00401) for 32 apartments (amended plans) – 18/05/2021	Site under construction, no completions on site yet.
Wychnor Bridges Farm, PA/07791/005/ SM	Wychnor	FULL	11	11	Full Application approved 26/08/2008. Application to extend time limit P/2011/00282/JPM – Approved 12/05/2011	As at March 2021, the agent confirmed delivery expected by March 25
65 - 68 High Street Burton P/2020/00376	Burton	FULL	13	13	Full Application – Approved 23/12/2020	Site under construction, no completions on site yet
Brookhouse Hotel P/2020/00255	Rolleston on Dove	FULL	10	10	Full Application – Approved 20/11/2020	Site under construction, no completions on site yet
Fairfields & Garage, Bearwood Hill Road P/2021/00798	Winshill	FULL	16	16	Full Application – Approved 22/04/2022	Site under construction, no completions on site yet
Dart Inn Short Street P/2021/00431	Staphenhill	FULL	11	11	Full Application – Approved 26/04/2022	Site under construction, no completions on site yet
The New Inn P/2021/01163	Horninglow & Eton	OPP	11	11	Outline Application – Approved 14/12/2021	Public house demolished and site cleared.
Sites Not Under Construction as at September 2023						
The Maltings – (No1&2) P/2020/00679	Burton	FULL	143	143	Detailed Application (P/2020/00679) Approved 27/10/2021	Conversion of vacant buildings
Crown Industrial Estate P/2019/00232	Anglesey	FULL	64	64	Full Application – Approved 02/08/2022	Conversion of vacant building
Burton Magistrates Court P/2022/00127	Burton	FULL	29	29	Full Application – Approved 04/04/2023	Conversion of vacant building
Anson Court P/2020/00563	Burton	FULL	18	18	Full Application – Approved 14/09/2022	
Formerly the Burton Museum and Art Gallery P/2020/01492	Burton	FPP	13	13	Approved 03/09/2021	Conversion of vacant building
Wheatsheaf Inn 54 Bridge Street P/2022/00370	Uttoxeter	FULL	10	10	Full Application Approved 08/03/2023	Replaces earlier application for the rear of 38-54 Bridge street - P/2013/00686
Land to the West of Uttoxeter (Phase 3) P/2020/00253	Uttoxeter	OPP	162	162	Outline Application for 162 units – Approved 20/05/2022	In addition the outline application for 700 units in the vicinity

7 Stanton Road P/2019/01244	Stapenhill	OPP	24	24	Outline Application for 24 units – Approved 20/05/2022	
Paget/Dale Street Burton P/2022/00270	Burton	OPP	15	15	Outline Application for 15 units – Approved 09/11/2022	
Number of Units (gross)			6182²	2314		
Expected loss of dwellings (from the above applications)				11		
Total number of Units (net)				2303		

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

Application	Parish	Type of App	No of Units	Contribution to 5 Year Supply	Application Status as at September 2023	Comments as at September 2023 (unless stated otherwise)
Branston Depot P/2012/00920	Branston	OUT	484	0	Resolution to Approve – 21/10/2013.	Site still occupied. As at September 2018 the agent confirmed that the site was sold for continuing commercial use. Residential units will not come forward in the next 5 years.
JCB Pinfold Road, Uttoxeter P/2017/01307	Uttoxeter	OUT	148	148	Outline Application P/2017/01307 - Resolution to Approve 24/04/2019. S106 due to be signed shortly.	Site cleared and being marketed.
Number of Units			632	148		

Table C: Sites currently in the Local Plan with an application submitted for determination

Application	Parish	Type of App	No of Units	Contribution to 5 Year Supply	Application Status as at September 2023	Comments as at September 2023 (unless stated otherwise)
Churnet Farm, Rocester P/2017/00667 & P/2017/00668	Rocester	FULL & OUT	90	90	Full application for 20 dwellings (P/2017/00668) Outline application for 70 dwellings(P/2017/00667) – awaiting determination at committee	As at March 2017 the agent confirmed delivery of 90 units.
Glenville Farm P/2021/00868	Outwoods	HYBRID	500	80	Revised application (P/2021/00868) following the previous permissions (P/2015/00202 & P/2017/01556) submitted 02/07/2021 – Awaiting determination	A hybrid planning application comprising:- 1) outline planning application for up to 500 dwellings (Use Class C3)
Number of Units			590	170		

² This total only includes the outline figure for Branston Locks and Beamhill.

Table D: Sites in the Local Plan and other large sites without live applications

Application	Parish	No of Units	Contribution to 5 Year Supply	Application Status as at September 2023	Comments as at September 2023 (unless stated otherwise)
Molson Coors, High Street	Burton	210	0		
Molson Coors, Middle Yard	Burton	300	0		
Derby Road, Burton	Horninglow & Eton	250	0		Council is in discussion with various land owners.
Number of Units		760	0		

Total number of units	8164	2621	
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