

# **Note on 5 Year Land Supply Methodology**

**31<sup>st</sup> March 2016**

Planning Policy Team\_19<sup>th</sup> April 2016

## **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 31<sup>st</sup> March 2016 and from the start of the plan period.

The re-calculation has led to a positive land supply calculation with the Council demonstrating **5.72** 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 twice yearly 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.

During the Local Plan examination, various land supply calculations were provided for comment and consideration by the Inspector. Following the publication of the Inspectors Report in October 2015 this calculation has been finalised drawing on conclusions on the housing requirement, site delivery, windfall and under delivery.

This calculation therefore provides the most up to date robust calculation based on data as at the 31<sup>st</sup> March and the findings of the Local Plan Inspector as set out below:

- This calculation uses the agreed stepped trajectory housing requirement figures of 466 per annum for the first six years of the plan period.
- This calculation uses the agreed stepped trajectory housing requirement figures of 682 per annum for the remaining 13 years of the plan period.
- Under delivery is spread over the five year period (Sedgefield).
- A 20% to both the housing requirement and under delivery is included.
- No windfall predicted allowance is included.
- Includes the suggested amendments to the site delivery predictions as set out in the Inspectors Report.

## **The 2015/16 position**

As part of the evidence for the planning inquiry at Craythorne Road, the Council has amended how the 5 year land supply has been calculated. A summary of the amendments is set out below:

- All relevant applicants/agents/developers were contacted to clarify their expected site delivery and timetables. This evidence has been incorporated into the calculation of the deliverable sites, ensuring a robust position.
- All planning permissions for 10 or more dwellings have been moved from the housing pipeline into Table A (large sites with permission) and removed from the housing pipeline to ensure no double counting.

## March 2016 - Five Year Housing Land Supply Calculation

(5 years being full monitoring years from 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2021)

### Housing Requirement

- **466** dwgs/yr which is 932 dwellings over 2 years (April 2016 – March 2018)
  - **682** dwgs/yr which is 2046 dwellings over 3 years (April 2018 – March 2021)
- 5 Year Requirement: 2978** (932+2046)

**NPPF:** 20% buffer is calculated as 20% or **3574** (**2978**x1.20)

- The new five year requirement becomes: **3574** homes required over 5 years or an annual requirement of **715** dwellings.(3574/5)

### Under-delivery

- Between April 2012 – March 2016 (4yrs) we should have delivered **1864** dwellings (466x4).
- Past completions April 2012 – Mar 2016 = **1315** dwellings
- Under delivery = **549** dwellings (1864-1315)
- Plus 20% buffer on the under delivery = **659** (549x1.20)
- 659/5yrs= **132** per yr extra over 715 that's required = **847** (715+132)

New five year housing requirement incorporating under delivery is **4235** (847x5)

### Housing Supply

- Housing pipeline (Small Sites with planning permission 10<) : **948**
- We adjust the figure to acknowledge a lapse rate of 10% **853**
- Proportion of large sites (10>) with permission in 5YLS **3272**  
(Proportion of large sites with planning permission – Table A\*)
- Deliverable Sites (Tables B,C, D & E)\* **727**

### Windfalls

Not included at this time, subject to further investigation **0**

**TOTAL** **4852 dwgs**

**4852 total supply/847 annual requirement = 5.72 years**

\*We don't apply a 10% lapse rate to these sites because the calculation recognises that only a proportion will come forward over the 5 year period. We have engaged with developers and applicants to arrive at the delivery rates.

## Deliverable Sites

For the purposes of the tables below the monitoring periods are as follows:

- Year 1 = 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017
- Year 2 = 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018
- Year 3 = 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2019
- Year 4 = 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020
- Year 5 = 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021

**Table A: Large sites with permission**

Application	Type of App	No of units	Contribution to 5 yr supply	Application Status as at March 2016	Comments as at March 2016
<b>Land South of Branston</b> P/2013/00432	OUT	660	255	392 is the remaining capacity from the Outline application for 660 - Approved 17/07/13	Agent confirmed 255 in next 5 years.
<b>Land South of Lichfield Road (phase 1) -</b> P/2014/00550	RM	64		Two Reserved Matters Applications (P/2014/00550 & P/2015/00849) approved for 64 & 204 of the original 660.	35 complete, 27 under construction and 2 not started
<b>Land South of Lichfield Road (phase 2) -</b> P/2015/00849	RM	204			Site recently under construction with no completions yet
<b>Beamhill</b> P/2013/00429	OUT	950	240 (80/yr for yrs 3,4 & 5 with 2 developers)	Approved 06/08/13	Reserved Matters application submitted in March 2016 for phase 1. Agent confirmed delivery of 240.
<b>JCB Pinfold Road, Uttoxeter</b> OU/05254/018	OUT	257	120 (40/yr for yrs 3,4 & 5)	Approved 09/08/13	Site being cleared, but construction has not started. Retail element of application consented and completed. Agent confirmed delivery of 120.
<b>Red House Farm</b> P/2015/01229	RM	246	246 (36 in yr1, 72 in yrs 2+3, 50 in yr4 & 16 in yr5)	P/2012/01215 - Original Outline application for 250 - allowed at appeal 12/11/2013 P/2015/01229 – Reserve Matters Application for 246 approved at committee 26/02/2016	Agent has confirmed that the full 246 will come forward in the next 5 years.
<b>Guinevere Avenue</b> P/2013/00406	OUT	100	100 (30 in yr2, 40 in yr3 & 30 in yr4)	Approved 15/07/13	Reserved Matters application submitted in March 2016 under a different agent (developer).
<b>Forest Road</b> P/2012/01359	OUT	300	264 (48 for yr 2,72/yr for years 3,4 & 5)	Approved 12/02/14	Reserved Matters application submitted in April 2016 Developer confirmed delivery of 264.
<b>Model Dairy Farm</b> P/2012/00795	OUT	84	84	Approved 16/05/14	Land owner confirmed land to be sold shortly and wish to commence as soon as possible. Pre-application discussions with two house builders have taken place.

<b>Branston Locks (Lawns Farm)</b> P/2012/01467	OUT	2580	490 (40 in yr1, 60/yr in yr2, 120 for yrs 3+4 & 150 yr5)	Approved 14/04/2015	Agent has confirmed that the full 490 will come forward in the next 5 years. Regular discussion held with agent on reserve matters and discharge of condition applications.
<b>Demontfort Way, Uttoxeter</b> P/2014/00502	OUT	10	10	Approved 29/07/2015	Agent has not confirmed delivery, however a small Greenfield site which could easily be delivered within 5 years.
<b>Barton Marina</b> P/2015/01650	RM	71	54 (19 in yr2 & 35 in yr3)	P/2014/00755- Original Outline application for 75 - allowed at appeal 12/03/2016 P/2015/01650. Reserve Matters Application for 71 approved at committee 24/02/2016.	Agent has confirmed that at the least, 54 units will come forward within the next 5 years. **a separate detailed application has since been submitted for 54 units, which the applicant has confirmed would be the preferred scheme if approved.
<b>Roycroft Farm</b> P/2013/01287	OUT	140	138 (40/yr for yrs 2+3, 35 for yr4 & 23 in yr5)	Allowed at Appeal - 29/01/2015	Reserved Matters approved for 138 on 04/04/2016. Construction has not yet started. However developer has confirmed delivery of site within 5 years
<b>Land at Pennycroft Lane</b> P/2014/01663	FULL	49	49	Approved 25/02/2016	Applicant confirmed delivery of 49 in 5 years.
<b>West of Uttoxeter</b> P/2013/00882	OUT	700	200 (40 in yrs 1-5)	P/2013/00882 - Outline App for 700 approved 13/11/2015.	Agent confirmed 40 units per annum starting July 2016, equalling 200 completions in the next 5 years. Reserved Matters application for 166 has been submitted.
<b>Land to the West of Uttoxeter (Phase 1) -</b> P/2014/00883	FULL	58		P/2014/00883 - Full App for 58 approved 13/11/2015.	Construction has commenced on the 1 <sup>st</sup> phase for 58 units.
<b>Land off St Marys Drive, Stretton</b> P/2014/01286	OUT	37	37 (20 for yr1 & 17 for yr2)	Approved 22/02/2016	Reserved Matters application submitted in March 2016. Agent confirmed delivery of the site.
<b>Forest Road Burton</b> P/2014/01304	FULL	83	83 (20 for yr2-4 & 23 in yr5)	Approved 18/02/2016	Construction has not yet started, however agent confirmed delivery of the site.
<b>Land to the east of Efflinch Lane Barton</b> P/2014/00200	RM	130	64	Approved 25/07/2014	Construction underway 64 left to be complete on site.
<b>Efflinch Lane (Additional 25 -</b> P/2015/01645)	RM	25	25	P/2014/01490 – Outline Approved 03/11/2015. P/2015/01645 - Reserved Matters application Approved 04/03/2016	Construction has not yet started, however agent confirmed delivery of the site.
<b>Land at Burton Road Tutbury</b> P/2011/00546/CEH/PO	FULL	212	94	Approved 10/05/2012	Construction underway 94 left to be complete on site.
<b>Land at Burton Road Tutbury</b> P/2011/00547/CEH	OUT	12	12	Approved 10/05/2012	Agent confirmed delivery of the site.

<b>Land at Burton Road Tutbury</b> P/2014/01211	FULL	15	15	Approved 02/11/2015. Additional to the 224 approved previously on adjacent site.	Agent confirmed delivery of the site.
<b>Glenville Farm, Tutbury Road</b> (Harehedge Lane) P/2015/00202	OUT	500	40 (40 in yr5)	Approved 10/12/2015	Construction has not yet started.
<b>Land at Dove Way Uttoxeter</b> P/2011/01134/JI/	OUT	56	56	Approved 03/09/2013	Land owner confirmed delivery of the site.
<b>Rear of 38-54 Bridge Street Uttoxeter</b> P/2013/00686	FULL	14	14	Approved 06/09/2013	Agent confirmed delivery of the site.
<b>Land adjacent to Eastfield Uttoxeter</b> P/2014/00979	FULL	25	25	Approved 11/11/2014	Agent confirmed delivery of the site.
<b>Balance House Uttoxeter</b> P/2014/01011	FULL	38	38 (38 in yr 1)	Approved 18/11/2014	Agent confirmed site is due to be complete by end May 2016.
<b>St George's Park, Burton</b> P/2010/00256/PO/CLF	OUT	28	0	Original application approved 24/06/2010. Application to extend time limit P/2013/00287 – Approved 11/06/2013	Agent confirmed permission will not be implemented as set out in the outline application.
<b>Land adjacent Leafields Farm Yoxall</b> P/2015/00818	RM	35	35	Approved 25/11/2015	Site construction now underway. Developer has confirmed delivery of site.
<b>Land adjacent to Pirelli Factory Derby Road</b> P/2014/01264	RM	299	200	Approved 13/02/2015	Construction underway 273 left to be complete on site. Predict completion of 40 dwellings per year
<b>Land off Tatenhill Lane Branston</b> P/2013/01160	OUT	55	55	Approved 10/04/2014	Applicant confirmed delivery of the site.
<b>Wychnor Bridges Farm, Wychnor</b> PA/07791/005/SM	FULL	11	0	Detailed application approved 26/08/2008. Application to extend time limit P/2011/00282/JPM – Approved 12/05/2011	Although site has commenced there has been no significant change since. No confirmation received from agent or applicant.
<b>49, 50 51-52 Horninglow Road North, Burton</b> PA/02583/021/MB	FULL	14	0	Approved 31/07/2007	Although site has commenced there has been no significant change since. No confirmation received from agent or applicant.
<b>36 Derby Road Burton</b> P/2014/01062	FULL	10	10	Approved 30/01/2015	Agent confirmed delivery of the site.
<b>Former St Johns Court Church View Burton</b> P/2014/01408	FULL	11	11 (11 in yr 1)	Approved 17/03/2015	Builder has confirmed that the anticipated completion date is October 2016
<b>Site at 48, 49 and 50 Park Street</b>	OUT	12	0	Original application approved 25/07/2007.	No confirmation received from agent or applicant.

<b>Burton</b> OU/02967/020/ JPM				Application to extend time limit P/2010/00643/JPM - 23/07/2010, 2 <sup>nd</sup> extend time limit P/2013/00770– Approved 10/09/2013	
<b>Meadworks, 137 - 139 Horninglow Street, Burton</b> PA/00560/068/ CLF	FULL	12	0	Original application approved 19/01/2010. Application to extend time limit P/2012/01545 - approved 01/05/2013	Agent confirmed permission will not be implemented as set out in the application.
<b>Former Plasplugs Limited Burton</b> P/2013/01155	RM	138	86	Approved 20/12/2013	Construction underway 86 left to be complete on site. Agent confirmed expected completion date April 2018
<b>The Refinery Burton</b> P/2010/01361/MB	FULL	10	10	Approved 08/03/2011	Agent confirmed delivery of the site.
<b>164 High Street Burton</b> P/2013/00130	FULL	14	14	Approved 07/05/2013	Agent confirmed delivery of the site.
<b>West Street Clinic Winshill</b> P/2015/00065	FULL	10	10	Approved 24/03/2015	Construction underway. Agent confirmed that work is progressing.
<b>40 Scalpcliffe Road Stapenhill</b> P/2015/00870	FULL	10	10 (10 in yr 1)	Approved 09/02/2016	Agent confirmed that the site has commenced and will be completed in 2016
<b>Barwood Products, All Saints Road, Burton</b> P/2010/00276/MB	OUT	20	0	Original application approved 26/08/2010. Application to extend time limit P/2013/00939- approved 31/10/2013	No confirmation received from agent or applicant.
<b>Queen Street Burton</b> P/2015/00831	FULL	87	87 (40 in yr 1 & 47 in yr2)	Approved 15/12/2015	Agent confirmed expected completed by 1st quarter 2018.
<b>Land at Former Computer Centre Burton</b> P/2012/01487	RM	81	1	Approved 25/02/2013	Construction underway 1 left to be complete on site.
<b>St Pauls Bowling Club St Pauls Square Burton</b> P/2012/01321	FULL	14	2	Approved 03/04/2013	Construction underway 2 left to be complete on site.
<b>Star &amp; Garter 69 Grange Street Burton</b> P/2014/01263	FULL	10	10	Approved 26/11/2014	Applicant confirmed expected completion in 2016/17
<b>Number of Units (gross)</b>		<b>8175<sup>1</sup></b>	<b>3294</b>		
<b>Expected loss of dwellings</b> (as part of above applications)				<b>22</b>	
<b>Total number of Units</b> (net)				<b>3272</b>	

<sup>1</sup> This total only includes the outline figure for Land South of Branston and West of Uttoxeter

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

Application	No of units	Contribution to 5 yr supply	Application Status as at March 2016	Comments as at March 2016
<b>Branston Depot</b> P/2012/00920	484	0	Resolution to Approve – 21/10/2013. S106 due to be signed shortly as only one matter remains outstanding	Site still occupied. Agent has confirmed that none will come forward in the next 5 years.
<b>Land North of Rocester</b> P/2014/00548	53	53 (25yr2 & 28 yr3)	Resolution to Approve – 11/08/2014 S106 Awaiting signatories	Applicant and agent confirmed delivery of the site.
<b>Eyes Farm, Rocester</b> P/2013/01014	18	18	Resolution to Approve – 20/01/2014 S106 Awaiting signatories	Agent confirmed that the S106 to be signed soon and then RM's will be submitted shortly afterwards.
<b>Howards Transport Clays Lane</b> P/2014/01460	86	86	Resolution to Approve – 18/02/2015 S106 Awaiting signatories	Applicant is hoping to develop the site in 5 years and relocate.
<b>Brookside Industrial Estate</b> P/2015/00299	90	0	Resolution to Approve – 22/09/2015 S106 Awaiting signatories	Agent has confirmed that none will come forward in the next 5 years.
<b>Number of Units</b>	<b>731</b>	<b>157</b>		

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

Application	No of units	Contribution to 5 yr supply	Application Status as at March 2016	Comments as at March 2016
Hazelwalls P/2015/01497	429	200 (15 yr2, 50 yr 3, 65 yr 4 and 70 yr5 - 2 developers)	Detailed Application received – awaiting determination	Agent confirmed expectations are that that 200 will be completed in 5 years.
	<b>429</b>	<b>200</b>		

**Table D: Sites currently in the Local Plan without live applications**

Application	No of units	Contribution to 5 yr supply	Application Status as at March 2016	Comments as at March 2016
Bargates/Molson Coors, High Street	350	40 (40 in yr5)	40 for year 5 (Bargates)	Owner of Bargates confirmed delivery of site within the next 5 years.
Molson Coors, Middle Yard, Hawkins Lane	300	100 (30/yr for yrs 3+4 & 40 in yr5)		Agent confirmed delivery of the site.
Derby Road, Burton	250	40 (40 in yr5)		Council are in discussion with various land owners.
Churnet Farm, Land South of Rocester	90	90 (50 for yr4 & 40 in yr5)	Outline Application for 90 units – Withdrawn 17/07/2015 (P/2012/00201/JI/PO)	Applicant confirmed that 90 units will be delivered on site and are due to commence in 21-18 months.
<b>Number of Units</b>	<b>990</b>	<b>270</b>		

**Table E: Sites currently in the Local Plan which have been refused**

<b>Application</b>	<b>No of units</b>	<b>Contribution to 5 yr supply</b>	<b>Application Status as at March 2016</b>	<b>Comments as at March 2016</b>
College Fields, Rolleston	100	100 (40/yr in yrs 2+3 & 20 in yr4)	Still awaiting Secretary of States decision - Due in the near future.	Whilst the application has been refused it remains as an allocation in the Local Plan with site delivery realistic within the 5 year period
	<b>100</b>	<b>100</b>		

<b>Total number of units</b>	<b>10425</b>	<b>3999</b>		
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