

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

**31<sup>st</sup> March 2018**

Planning Policy Team\_19<sup>th</sup> July 2018

## **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 2018 and from the start of the plan period.

### **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.

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.

## Background Information

The National Planning Policy Framework sets out that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements.

The Local Plan was adopted on 15th October 2015. The Inspector's report guides many of the components of the calculation particularly the housing requirement figure and expected delivery on allocated sites. A lot of discussion over windfall allowance and its incorporation into 5 year land supply figures took place at the Local Plan hearings and for the purposes of the examination the windfall component was removed to address concerns over the potential for double counting. However the Local Plan Inspector recognised that not including a windfall allowance in a 5 year land supply calculation was "commendably cautious". Given that Paragraph 48 of the NPPF provides the framework for including a windfall allowance should the Borough Council choose to do so it is considered reasonable to now introduce a windfall element post Local Plan adoption.

A windfall allowance was introduced into the 30<sup>th</sup> September 2016 calculation which meets the expectations of Paragraph 48. Local Plan Strategic Policy 4 includes a windfall requirement. To ensure there is no double counting with existing permissions, the figure is only included for years 4 and 5, when current permissions would have either commenced or lapsed. The figure of 90 dwellings per year reflects the Local Plan strategy. The methodology for calculating windfall rates is realistic having regard to the SHLAA, historic windfall delivery rates and expected future trends, and does not include residential gardens.

For the monitoring year 2015/16 completions fell short of the annual target by seven units. For monitoring years 2016/17 and 2017/18 the number of completions has exceeded the housing requirement and in particular over the last 12 months.

### **Completions Total's**

#### **Monitoring Periods Covered:**

2012/13 (31.03.13) up to 2017/18 (31.03.18)

2012/13	270
2013/14	234
2014/15	352
2015/16	459
2016/17	535
2017/18	680
<b>Total COMPLETIONS - April 2012 to March 2018</b>	<b>2530</b>

As a result 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**

The methodology involves the following:

- 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 31<sup>st</sup> March 2018 and the following:

- This calculation uses the agreed<sup>1</sup> stepped trajectory housing requirement figures of 466 per annum for the first six years of the plan period.
- This calculation uses the agreed<sup>1</sup> 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 5% buffer to both the housing requirement and under delivery is included.
- A windfall figure of 90 per year for years four and five has been included.

## **The next 5 Year Land Supply update**

The Borough Council recognises the importance of reviewing the 5 year land supply regularly. At the next update the Council will consider any changes required from the revised NPPF and associated guidance, and will amend any components of the 5 year land supply as necessary.

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<sup>1</sup> Adopted Local Plan Policy SP3

## **March 2018 - Five Year Housing Land Supply Calculation**

(5 years being full monitoring years from 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2023)

### **Housing Requirement**

- **682** dwgs/yr which is 3410 dwellings over 5 years (April 2018 – March 2023)  
**5 Year Requirement: 3410**

**NPPF:** 5% buffer is calculated as 5% or **3581** (**3410**x1.05)

- The new five year requirement becomes: **3581** homes required over 5 years or an annual requirement of **716** dwellings.(3581/5)

### **Under-delivery**

- Between April 2012 – March 2018 (6yrs) we should have delivered **2796** dwellings (466x6).
- Past completions April 2012 – March 2018 = **2530** dwellings
- Under delivery = 266 dwellings (2796-2530)
- Plus 5% buffer on the under delivery = **279** (266x1.05)
- 279/5yrs= **56** per yr extra over 716 that's required = **772** (716+56)

New five year housing requirement incorporating under delivery is **3860** (772x5)

### **Housing Supply**

- Housing pipeline (Small Sites with planning permission 0-9 units): **594**
- We adjust the figure to acknowledge a lapse rate of 10% **535**
- Proportion of large sites (10+units) with permission contributing to the 5YLS **3002**  
(Proportion of large sites with planning permission – Table A\*)
- Sites identified in tables B,C & D\* **959**

### **Windfalls**

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

**TOTAL** **4676dwgs**

**4676 total supply/772 annual requirement = 6.06 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

**Table A: Large sites with permission**

Application	Type of App	No of Units	Contribution to 5 Year Supply	Application Status as at March 2018	Comments as at March 2018 (unless stated otherwise)
<b>Sites Under Construction as at March 2018</b>					
<b>Land South of Branston</b> P/2013/00432	OUT	660	250	392 is the remaining capacity from the Outline application for 660 - Approved 17/07/13	At September 2016 Agent confirmed 50 units per annum across the next 5 year period
<b>Land South of Lichfield Road</b> (phase 1) - P/2014/00550	RM	64		Two Reserved Matters Applications (P/2014/00550 & P/2015/00849) approved for 64 & 204 of the original 660.	Remaining 2 from phase 1 now complete
<b>Land South of Lichfield Road</b> (phase 2) - P/2015/00849	RM	204		Phase 2 under construction with 76 completions remaining 128 under construction.	
<b>Roycroft Farm</b> P/2015/01283	RM	138	90	Reserved Matters Application for 138 approved at committee 15/04/2016	48 completions and remainder of site well underway
<b>West of Uttoxeter</b> P/2013/00882	OUT	700	300	P/2013/00882 - Outline App for 700 approved 13/11/2015.	Two developers on site
<b>Land to the West of Uttoxeter</b> (Phase 1) - P/2014/00883	FULL	47		P/2014/00883 - Full App for 58 approved 13/11/2015.	Phase 1 – remaining 10 under construction.
<b>Land to the West of Uttoxeter</b> (Phase 1b) - P/2016/00216	RM	40		P/2016/00216 – Reserved Matters App for 40 – Approved 22/11/2016	Phase 1b – remaining 10 under construction.
<b>Land to the West of Uttoxeter</b> (Phase 1c) - P/2017/00426	RM	119		P/2017/00426– Reserved Matters App for 119 – Approved 25/08/2017	Phase 1c – site has commenced
<b>Land to the West of Uttoxeter</b> (Phase 1d) - P/2017/00572	RM	44		P/2017/00572– Reserved Matters for phase 1d – Approved 22/12/2017	Phase 1d – site due to commence shortly
<b>Land at Burton Road Tutbury</b> P/2011/00546	FULL	212	23	Approved 10/05/2012	Construction nearly complete, 23 left to be completed on site.
<b>Land adjacent Leafields Farm Yoxall</b> P/2015/00818	RM	35	7	Approved 25/11/2015	Construction nearly complete, 7 left to be completed on site.
<b>Land adjacent to Pirelli Factory Derby Road</b> P/2014/01264	RM	299	99	Approved 13/02/2015	Construction underway 99 left to be completed on site.
<b>Former Plasplugs Limited Burton</b> P/2013/01155	RM	138	7	Approved 20/12/2013	Construction nearly complete, 7 left to be completed on site.

<b>Red House Farm</b> P/2015/01229	RM	246	175	Reserve Matters Application for 246 approved at committee 26/02/2016	Construction underway 175 left to be complete on site. At March 2017, both developers confirmed 30-40 a year.
<b>Forest Road</b> P/2016/00321	RM	302	270	P/2012/01359 - Outline Application -Approved 12/02/2014 Reserved Matters Application Approved at Committee 24/06/2016. Additional 2 units approved within the site.	Construction underway 270 left to be completed on site.  At March 2017, two developers confirmed delivery of all 300 in next 5 years
<b>Land off St Marys Drive, Stretton</b> P/2016/00280	RM	37	12	Reserved matters application approved at committee 21/07/2016	Construction underway 12 left to be completed on site.
<b>Guinevere Avenue</b> P/2016/00331	RM	100	95	Reserved Matters Application Approved at Committee 21/07/2016	Construction underway, 95 left to be completed on site. As at March 2017 the agent confirmed completion in next 4 years.
<b>Eyes Farm, Rocester</b> P/2016/01513	RM	16	16	Outline application (P/2013/01014) Approved at committee 13/10/2016  Reserved Matters application for 16 dwelling approved 07/04/2017	Site well underway
<b>Model Dairy Farm</b> P/2017/00590	RM	77	77	Outline Approved 16/05/14  Reserved Matters Application (P/2017/00590) – Approved 17/10/2017	Site is being cleared and commencement expected shortly.
<b>Queen Street Burton</b> P/2015/00831	FULL	87	2	Approved 15/12/2015	Construction nearly complete, 2 left to be completed on site.
<b>Barton Marina</b> P/2015/01588	FULL	54	22	Full application approved at committee 08/09/2016.	Construction underway 22 left to be completed on site
<b>Victoria Crescent</b> P/2014/01488	FULL	47	47	Approved at committee 24/01/2017	Site well underway
<b>Rear of 38-54 Bridge Street Uttoxeter</b> P/2013/00686	FULL	14	14	Approved 06/09/2013	Site under construction as per agent at Sept 16
<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.	Site under construction
<b>Rear of, 143 Horninglow Street</b> P/2016/00128	FULL	32	32	Approved 08/12/2016	Site under construction
<b>Rosliston Road</b> P/2016/00392	FULL	25	25	Approved at Committee – 18/09/2017	Site under construction

<b>Wychnor Bridges Farm,</b> PA/07791/005/ SM	FULL	11	11	Detailed application approved 26/08/2008. Application to extend time limit P/2011/00282/JPM – Approved 12/05/2011	As at March 2017, the agent confirmed delivery expected towards the end of the next 5 years.
<b>The Refinery Burton</b> P/2010/01361/MB	FULL	10	0	Approved 08/03/2011	As at March 2017, Agent confirmed that delivery of the site is not expected in the next 5 years.
<b>Sites Not Under Construction as at March 2018</b>					
<b>Forest Road Burton</b> P/2014/01304	FULL	83	83	Approved 18/02/2016	As at March 2017 the agent confirmed delivery of the site towards the end of the next 5 years
<b>Land at Pennycroft Lane</b> P/2014/01663	FULL	49	49	Approved 25/02/2016	Site use relocated. Applicant confirmed delivery of 49 in 5 years. All conditions discharged and discussions being held with the developer
<b>Land off Tatenhill Lane Branston</b> P/2017/01110	FULL	55	55	Outline Approved 10/04/2014 Full application P/2017/01110 approved 29/03/2018	Developers have submitted discharge of condition applications and development expected to commence late 2018.
<b>The Maltings</b> (P/2017/00244)	FULL	90	90	Full Application – Approved 22/12/2017	Developers have submitted discharge of condition applications.
<b>Burton Enterprise Centre</b> (P/2017/01105)	PRIOR APP	25	25	Prior Approval application - Approval given 31/10/2017	Site vacant and being marketed
<b>Beamhill</b> P/2013/00429	OUT	950	280	Outline Approved - 06/08/2013 Reserved Mattes for access & landscaping approved 23/02/2017.	As at March 2017 the agent confirmed first completion in March 2019 with a completion rate of 80 dpa thereafter. Developers have submitted discharge of condition applications and regular discussions being held with developers.
<b>Land at Burton Road Tutbury</b> P/2016/00717	OUT	12	12	Approved 12/12/2016 New app in (P/2017/01058) for 21 units on the same site - valid in Nov 17, still awaiting determination.	As at March 2017 the agent confirmed delivery of the site.
<b>Branston Locks (Lawns Farm)</b> P/2012/01467	OUT	2580	440	Approved 14/04/2015 Reserved Matters (P/2017/00923) application for 70 units - Approved 24/04/2018 Reserved Matters (P/2018/00233) application for 201 units – awaiting determination.	As at March 17 the agent confirmed 440 will come forward in the next 5 years. Regular discussions held with agent.
<b>Glenville Farm, Tutbury Road</b> (Harehedge Lane) P/2015/00202	OUT	500	110	Approved 10/12/2015 Reserved Matters (P/2017/01556) application	Applicant is the developer.



				for 110 units awaiting determination.	
<b>Demontfort Way, Uttoxeter</b> P/2014/00502	OUT	10	10	Outline application approved 29/07/2015 Reserved matters application (P/2018/00296) valid March 2018 – awaiting determination.	Site cleared, but construction has not started.
<b>Land North of Rocester</b> P/2014/00548	OUT	53	53	Approved at committee 01/12/2016	In September 16 the applicant and agent confirmed delivery of the site.
<b>Howards Transport, Clays Lane</b> P/2014/01460	OUT	86	86	Approved 29/11/2016	Site now vacant and discussions held with developer.
<b>College Fields - Rolleston</b> P/2012/00636	OUT	100	100	Allowed at appeal - 10/11/2016 Reserved Matters application (P/2018/00384) for 100 units valid April 2018 - awaiting determination.	As at March 2017 the agent confirmed delivery of the site.
<b>Craythorne Road</b> P/2016/01507	OUT	34	34	Approved 28/06/2017	Reserved Matters expected to be submitted in 2018
<b>Number of Units (gross)</b>		<b>7882<sup>2</sup></b>	<b>3016</b>		
<b>Expected loss of dwellings</b> (from the above applications)			<b>14</b>		
<b>Total number of Units</b> (net)			<b>3002</b>		

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

<b>Application</b>	<b>Type of App</b>	<b>No of Units</b>	<b>Contribution to 5 Year Supply</b>	<b>Application Status as at March 2018</b>	<b>Comments as at March 2018</b> (unless stated otherwise)
<b>Hazelwalls</b> P/2015/01497	FULL	429	270	Resolution to Approve – 18/07/2017. S106 due to be signed shortly.	Full permission and two developers expected to deliver site.
<b>Hawkins Lane</b> P/2016/01847	FULL	197	197	Resolution to Approve – 12/12/2017. S106 due to be signed shortly.	Full permission, commencement expected 2018
<b>Harbury Street</b> P/2016/00980	OUT	14	14	Resolution to Approve – 17/01/2017. S106 due to be signed shortly.	As at March 17 the agent confirmed delivery of the site.
<b>Branston Depot</b> P/2012/00920	OUT	484	0	Resolution to Approve – 21/10/2013. S106 due to be signed shortly.	Site still occupied. As at March 17 the agent has confirmed that no units will come forward in the next 5 years.
<b>Brookside Industrial Estate</b> P/2015/00299	OUT	90	0	Resolution to Approve – 22/09/2015 S106 Awaiting signatories.	As at March 17 the agent has confirmed that no units will come forward in the next 5 years.
<b>Number of Units</b>		<b>1214</b>	<b>481</b>		

<sup>2</sup> This total only includes the outline figure for Land South of Branston and West of Uttoxeter

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

<b>Application</b>	<b>Type of App</b>	<b>No of Units</b>	<b>Contribution to 5 Year Supply</b>	<b>Application Status as at March 2018</b>	<b>Comments as at March 2018</b> (unless stated otherwise)
<b>Churnet Farm, Rocester</b> P/2017/00667 & P/2017/00668	FULL & OUT	90	90	Full application for 20 dwellings (P/2017/00668) Outline application for 70 dwellings(P/2017/00667) – awaiting determination	As at March 2017 the agent confirmed delivery of 90 units.
<b>Bargates</b> P/2017/01589	FULL	140	140	Application submitted, awaiting determination	Site to be sold subject to permission. High density scheme expected on site
<b>JCB Pinfold Road, Uttoxeter</b> P/2017/01307	OUT	148	148	OU/05254/018 - Approved 09/08/13, since expired P/2017/01307 – Outline application for 148 units, valid November 2017, awaiting determination	Site cleared
<b>Number of Units</b>		<b>378</b>	<b>378</b>		

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

<b>Application</b>	<b>No of Units</b>	<b>Contribution to 5 Year Supply</b>	<b>Application Status as at March 2018</b>	<b>Comments as at March 2018</b> (unless stated otherwise)
Molson Coors, High Street	210	0		
Molson Coors, Middle Yard	300	100		At March 2016 the agent confirmed delivery of the site.
Derby Road, Burton	250	0		Council is in discussion with various land owners.
<b>Number of Units</b>	<b>760</b>	<b>100</b>		

<b>Total number of units</b>	<b>10,234</b>	<b>3961</b>		
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