

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

**31<sup>st</sup> March 2024**

Planning Policy Team\_7<sup>th</sup> June 2024

## 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 31<sup>st</sup> March 2024 and from the start of the plan period.

### Policy Context

National Planning Policy Framework (NPPF) 2023 paragraphs 69 - 81 provide the relevant guidance for identifying land for homes and maintaining supply.

Para 76 states that Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of 5 years' worth of housing for decision making purposes if the following criteria are met <sup>39</sup>: - their adopted plan is less than 5 years old; and - that adopted plan identified at least a 5 year supply of specific, deliverable sites at the time that its examination concluded. East Staffordshire's Local plan is over 5 years old so this does not apply.

Para 77 therefore applies and states in all other circumstances, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of 5 years' worth of housing: Para 77 includes a provision to whereby only a minimum of 4 years' worth of housing supply is the benchmark however this can only be applied to LPA's who have reached or passed a Reg 18 consultation for a new Local Plan which includes a policies map and proposed allocations towards meeting housing need. This does not therefore apply to East Staffordshire.

Para 77 also stating the supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than 5 years old. As this applies to East Staffordshire the local housing need is required to be calculated using the standard method set out in national planning guidance.

Para 77 continues stating Where there has been significant under delivery of housing over the previous 3 years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period). National planning guidance provides further information on calculating the housing land supply, including the circumstances in which past shortfalls or over-supply can be addressed. The method for assessing significant under delivery of housing over the past 3 years is the Housing Delivery Test. This has been calculated and is referred to in the section on delivery information below.

For sites to be included in the five year housing land supply they are required to be deliverable. 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 72 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**

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

Footnote 8 clarifies when policies are out of date as 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 below 75% of the housing requirement over the previous three years.

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 March 2024 the number of completions exceeded the housing requirement.

### **Completions Total's**

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

2012/13 (31.03.13) up to 2023/24 (31.03.24)

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	781
<b>Total COMPLETIONS - April 2012 to March 2024</b>	<b>7139</b>

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 as per para 77 of the NPPF no buffer is required to be applied.

## **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 77 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 \(eaststaffsbc.gov.uk\)](https://www.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 31<sup>st</sup> March 2024.

### **Five Year Housing Land Supply Calculation using the Local Housing Need figure as at March 2024**

(5 years being full monitoring years from 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2029)

Annual Local Housing Need Figure = 419

5 Year Local Housing Need Figure = 2095 (419 x 5 years)

#### **Housing Supply**

- |  |      |
|--|------|
| • Housing pipeline (Small Sites with planning permission 0-9 units):   | 524  |
| • We adjust the figure to acknowledge a lapse rate of 10%  | 472  |
| • Proportion of large sites (10+units) with permission contributing to the 5YLS<br>(Proportion of large sites with planning permission – Table A*) | 2224 |
| • Sites identified in tables B,C & D*  | 242  |

#### **Windfalls**

90 Windfalls units expected for years 4 & 5 180

**TOTAL 3118 dwgs**

**3118 total supply/419 annual Local Housing Need requirement = 7.44 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 March 2024	Comments as at March 2024 (unless stated otherwise)
<b>Sites Under Construction as at March 2024</b>						
<b>Branston Locks (Lawns Farm)</b> 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
<b>Branston Locks</b> (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
<b>Branston Locks</b> (phase 3) - P/2019/00756	Branston	RM	244		Reserved Matters application for 244 units – Approved 17/12/2019	Phase 3 - under construction with 104 left on to be completed
<b>Branston Locks</b> (phase 4) - P/2020/00857	Branston/ Shobnall	RM	190		Reserved Matters application for 190 units – Approved 25/02/2021	Phase 4 - under construction with 172 left on to be completed
<b>Branston Locks</b> (phase 5) - P/2022/00642	Branston	RM	284		Reserved Matters application for 284 units – Approved 26/04/2023	Three developers on site.
<b>Land South of Lichfield Road</b> (phase 3&4) - P/2018/00697	Branston	RM	392	56	Reserved Matters application Approved - 13/09/2018 for the final 392 units of the original 660 originally approved on the Outline application.	<b>Phase 1</b> (64 units) – completed at March 2017. <b>Phase 2</b> (204 units) – completed as at September 2020. <b>Phase 3 &amp; 4</b> – under construction with 56 left to be completed on site.
<b>Land South of Lichfield Road</b> (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 Site Under construction now
<b>Beamhill</b> 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
<b>Beamhill (ph1)</b> P/2020/00184	Ouwoods	RM	322		Reserved Matters application for 322 units of the original 950 (phase 1) – Approved at Committee 28/08/2020	
<b>Beamhill (ph1b)</b> P/2020/00591	Ouwoods	RM	70		Reserved Matters application for 70 units (phase 1b) – Approved 24/11/2020	Phase 1 under construction with 160 left on to be completed
<b>Beamhill (ph3b, 3c &amp; 4a)</b> P/2021/00433	Ouwoods	RM	270		Reserved Matters application for 270 units (ph3b, 3c & 4a) – Approved 02/11/2021	Phase 1b under construction with 41 left on to be completed
<b>Beamhill (ph3a, 4b &amp; 5a)</b> 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.

<b>Land to the West of Uttoxeter</b> (Phase 2) - P/2018/00510	Uttoxeter	RM	450	213	Reserved Matters for phase 2 (final 450 units remaining from Outline of 700 units (P/2013/00882) – Approved 24/10/2018	<b>Phase 1</b> (47 units) P/2014/00883 and <b>Phase 1b</b> (40 units) P/2016/00216 - both sites completed at September 2018 <b>Phase 1c</b> – (119 units) – complete at September 2021 <b>Phase 1d</b> (44 units) P/2017/00572 – site completed at September 2019 <b>Phase 2</b> – 213 left to be completed on site.
<b>Craythorne Road</b> 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)
<b>Hazelwalls</b> P/2015/01497	Uttoxeter	FULL	429	210	Approved at committee 20/02/2019	Construction well underway, 210 left to be completed on site.
<b>Bargates</b> 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		
<b>Cross Street Business Centre</b> 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.
<b>Plough Maltings Rear of 143 Horninglow Street</b> P/2020/00401	Burton	FULL	32	16	Full Application (P/2016/00128) - Approved 08/12/2016 Full Application (P/2020/00401) for 32 apartments (amended plans) – 18/05/2021	Construction well underway, 16 left to be completed on site.
<b>Wychnor Bridges Farm,</b> 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
<b>65 - 68 High Street Burton</b> P/2020/00376	Burton	FULL	13	13	Full Application – Approved 23/12/2020	Site under construction, no completions on site yet
<b>Brookhouse Hotel</b> P/2020/00255	Rolleston on Dove	FULL	10	10	Full Application – Approved 20/11/2020	Site under construction, no completions on site yet
<b>Dart Inn Short Street</b> P/2021/00431	Staphenhill	FULL	11	11	Full Application – Approved 26/04/2022	Site under construction, not far off completion now
<b>The New Inn</b> 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 March 2024**

<b>The Maltings – (No1&amp;2)</b> P/2020/00679	Burton	FULL	143	143	Detailed Application (P/2020/00679) Approved 27/10/2021	Conversion of vacant buildings
<b>Crown Industrial Estate</b> P/2019/00232	Anglesey	FULL	64	64	Full Application – Approved 02/08/2022	Conversion of vacant building
<b>Burton Magistrates Court</b> P/2022/00127	Burton	FULL	29	29	Full Application – Approved 04/04/2023	Conversion of vacant building
<b>Anson Court</b> P/2020/00563	Burton	FULL	18	18	Full Application – Approved 14/09/2022	
<b>Formerly the Burton Museum and Art Gallery</b> P/2020/01492	Burton	FPP	13	13	Approved 03/09/2021	Conversion of vacant building
<b>Wheatsheaf Inn 54 Bridge Street</b> 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
<b>Glenville Farm</b> P/2021/00868	Outwoods	HYBRID	500	80	Revised application (P/2021/00868) following the previous permissions (P/2015/00202 & P/2017/01556) – Approved 12/03/2024	A hybrid planning application comprising:- 1) outline planning application for up to 500 dwellings (Use Class C3)
<b>Land to the West of Uttoxeter (Phase 3)</b> 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
<b>7 Stanton Road</b> P/2019/01244	Stapenhill	OPP	24	24	Outline Application for 24 units – Approved 20/05/2022	
<b>Paget/Dale Street Burton</b> P/2022/00270	Burton	OPP	15	15	Outline Application for 15 units – Approved 09/11/2022	
<b>Number of Units (gross)</b>			<b>6156<sup>1</sup></b>	<b>2236</b>		
<b>Expected loss of dwellings (from the above applications)</b>				<b>12</b>		
<b>Total number of Units (net)</b>				<b>2224</b>		

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

<b>Application</b>	<b>Parish</b>	<b>Type of App</b>	<b>No of Units</b>	<b>Contribution to 5 Year Supply</b>	<b>Application Status as at March 2024</b>	<b>Comments as at March 2024 (unless stated otherwise)</b>
<b>Branston Depot</b> 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.

<sup>1</sup> This total only includes the outline figure for Branston Locks and Beamhill.

<b>JCB Pinfold Road, Uttoxeter</b> P/2017/01307	Uttoxeter	OUT	108	108	Outline Application P/2017/01307 - Resolution to Approve 24/04/2019. S106 signed 10.05.24.	Site cleared and being marketed. Number of units amended down from 148 to 108
<b>Uttoxeter Household Waste Site, Pennycroft Ln</b> P/2022/01349	Uttoxeter	FPP	44	44	Detailed Application - Resolution to Approve 24/11/2023	S106 to be signed shortly
<b>Number of Units</b>			<b>636</b>	<b>152</b>		

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

<b>Application</b>	<b>Parish</b>	<b>Type of App</b>	<b>No of Units</b>	<b>Contribution to 5 Year Supply</b>	<b>Application Status as at March 2024</b>	<b>Comments as at March 2024 (unless stated otherwise)</b>
<b>Churnet Farm, Rocester</b> 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.
<b>Number of Units</b>			<b>90</b>	<b>90</b>		

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

<b>Application</b>	<b>Parish</b>	<b>No of Units</b>	<b>Contribution to 5 Year Supply</b>	<b>Application Status as at March 2024</b>	<b>Comments as at March 2024 (unless stated otherwise)</b>
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.
<b>Number of Units</b>		<b>760</b>	<b>0</b>		

<b>Total number of units</b>	<b>7642</b>	<b>2466</b>	
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