

Note on 5 Year Land Supply Methodology

30th September 2015

Planning Policy Team_21st October 2015

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 30th September 2015 and from the start of the plan period.

The re-calculation has led to a positive land supply calculation with the Council demonstrating **5.45** 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.

The twice yearly review is based on the housing situation as at 31 March and 30 September and is supported by robust site visits of the extant planning permissions to ensure accuracy of the data. Site visits have also been followed up by phone calls to applicants/agents to clarify delivery, where necessary.

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 30th September 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.

September 2015 - Five Year Housing Land Supply Calculation

(5 years being from 1st October 2015 to 30th September 2020)

Housing Requirement

- **466** dwgs/yr which is 1165 dwellings over 2.5 years (October 2015 – March 2018)
- **682** dwgs/yr which is 1705 dwellings over 2.5 years (April 2018 – September 2020)

5 Year Requirement: 2870 (1165+1705)

NPPF: 20% buffer is calculated as 20% or **3444** (**2870**x1.20)

- The new five year requirement becomes: **3444** homes required over 5 years or an annual requirement of **689** dwellings.(3444/5)

Under-delivery

- Between April 2012 – Sep 2015 (3yrs + 6 months) we should have delivered **1631** dwellings (466x3+233).
- Past completions April 2012 – Sep 2015 = **1058** dwellings
- Under delivery = **573** dwellings (1631-1058)
- Plus 20% buffer on the under delivery = **688** (573x1.20)
- 688/5yrs= **138** per yr extra over 689 that's required = **827** (689+138)

New five year housing requirement incorporating under delivery is **4135** (827x5)

Housing Supply

- Housing pipeline (Sites with planning permission) : **1873**
- We adjust the figure to acknowledge a lapse rate of 10% **1686**
- Housing Pipeline **1701**
(Proportion of large sites with planning permission – Table A*)
- Deliverable Sites (Tables B,C, D & E*) **1124**

Windfalls

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

TOTAL **4511 dwgs**

4511 total supply/827 annual requirement = 5.45 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.

Deliverable Sites

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

- **Year 1** = 1st October 2015 to 30th September 2016
- **Year 2** = 1st October 2016 to 30th September 2017
- **Year 3** = 1st October 2017 to 30th September 2018
- **Year 4** = 1st October 2018 to 30th September 2019
- **Year 5** = 1st October 2019 to 30th September 2020

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

Application	No of units	Contribution to 5 yr supply	Application Comments as at Sep 2015	Site/Allocation Comments as at Sep 2015 and May 2015
Land South of Branston P/2013/00432	596	360 (80/yr for yrs 1-4 & 40 for yr 5 with 2 developers)	Remaining capacity from the Outline application for 660 dwellings - Approved 17/07/13. P/2014/00550-Reserved Matters Application for 64 of the original 660 dwellings include in permissions at 31/12/14.	Reserved Matters application has now been implemented. 13 units complete and 47 U/C at Sep 15.
Beamhill P/2013/00429	950	200 (80/yr for yrs 3+4 & 40 in yr5 with 2 developers)	Approved 06/08/13	Site marketing underway. Contact made with LPA regarding RM's application
JCB Pinfold Road, Uttoxeter OU/05254/018	257	100 (40/yr for yrs 3+4 & 20 in yr5)	Approved 09/08/13	Site being cleared, but construction has not started. Retail element of application consented and construction of this is underway.
Red House Farm P/2012/01215	250	180 (40/yr for years 1-4 & 20 in yr5)	Approved 12/11/13	Construction has not yet started
Forest Road P/2012/01359	300	90 (15 for yr 2, 30/yr for years 3+4 & 15 in yr5)	Approved 12/02/14	Construction has not yet started
Model Dairy Farm P/2012/00795	84	84	Approved 16/05/14	Construction has not yet started. Reserved Matters application expected to be submitted within the monitoring year
Branston Locks (Lawns Farm) P/2012/01467	2580	475 (40 in yr1, 120/yr for yrs 2 - 4 & 75 in yr5)	Approved 14/04/2015 (S106 Signed)	Construction has not yet started. Reserved Matters application expected to be submitted within the monitoring year
Demontfort Way, Uttoxeter P/2014/00502	10	10	Approved 29/07/2015	Construction has not yet started.
Barton Marina P/2014/00755	75	75	Allowed at Appeal - 12/03/2015 (Unilateral Agreement Signed)	Construction has not yet started.
Roycroft Farm P/2013/01287	140	127 (40/yr for yrs 2+3, 35 for yr4 & 12 in yr5)	Allowed at Appeal - 29/01/2015 (S106 Signed)	Construction has not yet started. Reserved Matters application has been submitted.
Number of Units	5242	1701		

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

Application	No of units	Contribution to 5 yr supply	Application Comments as at Sep 2015	Site/Allocation Comments as at Sep 2015
Branston Depot P/2012/00920	484	100 (25 for yr3, 50 in yr4 & 25 in yr5)	Resolution to Approve – 21/10/2013. S106 due to be signed shortly as only one matter remains outstanding	Site still occupied.
Land at Pennycroft Lane P/2013/00206	49	49	Resolution to Approve – 17/02/2014. S106 Awaiting signatories	Full Application with LPA to determine (P/2014/01663)
West of Uttoxeter P/2013/00882	750	180 (40/yr for yrs 1-4 & 20 in yr 5 with 2 developers)	Outline App for 700 resolution to Approve – 17/03/2014 and Full App for 58 resolution to Approve 20/10/2014 – Both awaiting S106 signatories, which are due to be signed shortly.	Construction of access, gas governor, drainage etc is underway. Construction has not yet started on residential.
Land North of Rocester P/2014/00548	53	53	Resolution to Approve – 11/08/2014 S106 Awaiting signatories	Construction has not yet started.
Eyes Farm, Rocester P/2013/01014	18	18	Resolution to Approve – 20/01/2014 S106 Awaiting signatories	Construction has not yet started.
Land off St Marys Drive, Stretton P/2014/01286	37	37 (20 for yr1 & 17 for yr2)	Resolution to Approve – 19/01/2015 S106 Awaiting signatories	Construction has not yet started.
Forest Road Burton P/2014/01304	83	71 (20 for yr2-4 & 11 in yr5)	Resolution to Approve – 19/01/2015 S106 Awaiting signatories	Construction has not yet started.
Howards Transport Clays Lane P/2014/01460	86	86	Resolution to Approve – 18/02/2015 S106 Awaiting signatories	Site still occupied.
Efflinch Lane (Additional 25 - P/2014/01490)	25	25	Resolution to Approve – 09/03/2015 S106 Awaiting signatories	Construction has not yet started.
Brookside Industrial Estate P/2015/00299	90	75 (30 for yr3+4 & 15 in yr5)	Resolution to Approve – 22/09/2015 S106 Awaiting signatories	Construction has not yet started
Land at Burton Road Tutbury P/2014/01211	15	15	Resolution to Approve – 29/09/2015 S106 Awaiting signatories	Additional to the 224 approved previously & included in the permissions.
Number of Units	1690	709		

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

Application	No of units	Contribution to 5 yr supply	Application Comments as at Sep 2015	Site/Allocation Comments as at Sep 2015
Churnet Farm, Land South of Rocester	90	70 (50 for yr4 & 20 in yr5)	Resolution to Approve – 20/04/15, but not determined at 2014/15 period end (31.03.15)	Construction has not yet started.
Harehedge Lane	500	20 (20 in yr5)	Outline application received for 500 units - 06/02/2015. (Full application P/2013/00591-for 24 units in addition to the outline App for 500 dwellings is include in permissions as under construction at 31/12/14.)	Outline Application site is adjacent to the smaller site which has been granted full planning permission for 24, This smaller site been implemented and 9 were completed at 30.09.15, with the remaining 15 U/C due to be finished in Feb 16
	590	90		

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

Application	No of units	Contribution to 5 yr supply	Application Comments as at Sep 2015	Site/Allocation Comments as at Sep 2015
Bargates/Molson Coors, High Street	350	0		
Molson Coors, Middle Yard, Hawkins Lane	300	80 (30/yr for years 3+4 & 20 in yr5)		
Derby Road, Burton	250	20 (20 in yr5)		
Hazelwalls	400	125 (50/yr for years 3+4 & 25 in yr5)	Outline application due to be submitted in June 2015	
Number of Units	1300	225		

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

Application	No of units	Contribution to 5 yr supply	Application Comments as at Sep 2015	Site/Allocation Comments as at Sep 2015
College Fields, Rolleston	100	100 (40/yr in yrs 2+3 & 20 in yr4)	Awaiting Secretary of States decision - Due Mid November 2015	Whilst the application has been refused it remains as an allocation in the Local Plan with site delivery realistic within the 5 year period
	100	100		

Total number of units	8922	2825		
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