

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

**30<sup>th</sup> September 2021**

Planning Policy Team\_23rd November 2021

## 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 30<sup>th</sup> September 2021 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 supply<sup>1</sup>.

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.

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<sup>1</sup> 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, 2017/18, 2018/19, 2019/20 and 2020/21 the number of completions exceeded the housing requirement.

### Completions Total's

#### Monitoring Periods Covered:

2012/13 (31.03.13) up to 2021/22 (30.09.21)

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 (up to September 2021)	319
<b>Total COMPLETIONS - April 2012 to September 2021</b>	<b>5037</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 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

Because the East Staffordshire Local Plan is now more than 5 years old, the government encourages use of the standard method (Paragraph 74 of the NPPF). This does not mean that policies in the East Staffordshire Local Plan are out of date –this has been assessed separately:

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

Whilst the Local Plan based requirement figure has been used in the calculation, ensuring supply remains above 5 years each year, the national standard method is seen as a more up to date way of determining housing need for the Borough. Therefore from September 2021 onwards this report will be based on the standard method.

## 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 30<sup>th</sup> September 2021.

## **Five Year Housing Land Supply Calculation using the Local Housing Need figure as at September 2021**

(5 years being full monitoring years from 1<sup>st</sup> October 2021 to 30<sup>th</sup> September 2026)

Annual Local Housing Need Figure = 430

5 Year Local Housing Need Figure = 2150 (430 x 5 years)

5% Buffer Applied = 107

Total Five Year Requirement included 5% buffer = 2257 (2150 + 107)

Annual Local Housing Need Requirement = **451** (2257/5 rounded down from 451.4)

### **Housing Supply**

- Housing pipeline (Small Sites with planning permission 0-9 units): **536**
- We adjust the figure to acknowledge a lapse rate of 10% **482**
- Proportion of large sites (10+units) with permission contributing to the 5YLS **2819**  
(Proportion of large sites with planning permission – Table A\*)
- Sites identified in tables B,C & D\* **533**

### **Windfalls**

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

**TOTAL** **4014 dwgs**

**4014 total supply/451 annual Local Housing Need requirement = 8.90 years**

## Deliverable Sites

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

- **Year 1** = 1st October 2021 to 31st September 2022
- **Year 2** = 1st October 2022 to 31st September 2023
- **Year 3** = 1st October 2023 to 31st September 2024
- **Year 4** = 1st October 2024 to 31st September 2025
- **Year 5** = 1st October 2025 to 31st September 2026

**Table A: Large sites with permission**

Application	Parish	Type of App	No of Units	Contribution to 5 Year Supply	Application Status as at September 2021	Comments as at September 2021 (unless stated otherwise)
<b>Sites Under Construction as at September 2021</b>						
<b>Branston Locks (Lawns Farm)</b> P/2012/01467	Branston/ Shobnall/ Tatenhill	OUT	2580	450	1795 is the remaining capacity from the Outline application for 2580 - Approved 14/04/2015	Regular discussions held with agent.  Phase 1 (70 units) - Complete as at September 2021  Phase 2 & 3 under construction with 340 left on to be completed  Three developers on site.  Phase 4 expected to commence shortly.
<b>Branston Locks</b> (phase 1) - P/2017/00923	Branston	RM	70		Reserved Matters (P/2017/00923) application for 70 units - Approved 24/04/2018	
<b>Branston Locks</b> (phase 2) - P/2018/00233	Branston	RM	201		Reserved Matters (P/2018/00233) application for 201 units – Approved 26/10/2018	
<b>Branston Locks</b> (phase 3) - P/2019/00756	Branston	RM	244		Reserved Matters (P/2019/00756) application for 244 units – Approved 17/12/2019	
<b>Branston Locks</b> (phase 4) - P/2020/00857	Branston/ Shobnall	RM	190		Reserved Matters (P/2020/00857) application for 190 units – Approved 25/02/21	
<b>Land South of Lichfield Road</b> (phase 3&4) - P/2018/00697	Branston	RM	392	257	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 257 left to be completed on site. Two developers on site
<b>Beamhill</b> P/2013/00429	Ouwoods	OUT	950	392	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  Two developers across the site.  Works are now underway on the first phases
<b>Beamhill (ph1)</b> P/2020/00184	Ouwoods	RM	322		Reserved Matters application (P/2020/00184) 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 (P/2020/00591) for 70 units (phase 1b) – Approved 24/11/2020	

<b>Land to the West of Uttoxeter</b> (Phase 2) - P/2018/00510	Uttoxeter	RM	450	369	P/2018/00510 – 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> – 369 left to be completed on site.
<b>Forest Road</b> P/2016/00321	Branston	RM	302	8	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 well underway, 8 left to be completed on site.  At March 20, one developer confirmed delivery of the site and would expect the site to be completed before June 2021
<b>Imex Business Centre</b> P/2020/00745	Shobnall	RM	125	125	Outline Application (P/2019/00056) for 144 units – Approved 30/04/2020 Reserved Matters application (P/2020/00745) for 125 units – Approved 22/12/2020	Site under construction, no completions on site yet  At March 2020, the agent confirmed that they expect the site will be developed within the next 5 years
<b>College Fields - Rolleston</b> P/2018/00384	Rolleston on Dove	RM	100	88	Reserved Matters application approved 15/08/2018	Construction well underway, 88 left to be completed on site At March 2020, the developer confirmed the site is to be completed within three years.
<b>Howards Transport, Clays Lane</b> P/2018/01042	Branston	RM	86	86	Outline (P/2014/01460) Approved - 29/11/2016 Reserved Matters (P/2018/01042) application for 86 – Approved 02/04/2020	Site under construction, no completions on site yet  Applicant confirmed 30 completions per year.
<b>Model Dairy Farm</b> P/2017/00590	Brizlincote	RM	77	1	Outline Approved- 16/05/14 Reserved Matters Application (P/2017/00590) – Approved 17/10/2017	Construction well underway, 1 left to be completed on site.
<b>Land North of Rocester</b> P/2018/01346	Rocester	RM	53	51	Outline Approved P/2014/00548 - 01/12/2016 Reserved Matters application for 53 approved at committee 22/02/2019	Construction underway, 51 left to be completed on site. At March 2020, the developers confirmed they anticipate 30 sales per annum so would expect to be finished and off site by end of 2022
<b>Hazelwalls</b> P/2015/01497	Uttoxeter	FULL	429	360	Approved at committee 20/02/2019	Construction well underway, 386 left to be completed on site.

<b>Former Alumasc Grundy</b> P/2016/01847	Burton	FULL	203	73	Full Application Approved 18/06/2018	Construction well underway, 73 left to be completed on site.
<b>Land off Aviation Lane</b> P/2018/01291	Branston	FULL	128	128	Full Application Allowed at Appeal 07/10/2020	Site under construction, no completions on site yet
<b>The Maltings</b> P/2017/00244	Burton	FULL	90	88	Full Application Approved 22/12/2017. Reduced down to 88 units as 2 units now covered on new applications	Site under construction, no completions on site yet
<b>Land off Forest Road</b> P/2019/00297 & P/2019/00320	Outwoods/Shobnall	FULL	104	104	Full Application (P/2014/01304) for 83 units Approved at Committee – 18/02/2016 Full Application (64 affordable housing units) P/2019/00320 and S73 application (P/2019/00297) both approved at Committee 18/08/2021	Site under construction, no completions on site yet Developer confirmed delivery, with the final completions expected in 2024.
<b>Fivelands Allotment</b> P/2019/01465	Stapenhill	FULL	64	64	Outline Application (P/2018/01451) for 49 units – Approved 12/05/2020 Full Application (P/2019/01465) for 64 affordable units – approved 06/11/2020	Site under construction, no completions on site yet Agent confirmed that they anticipate the site will be delivered in the next 5 years
<b>Westlands Road</b> P/2017/00355	Uttoxeter	FULL	18	6	Full Approved at committee 27/03/2019	Construction well underway, 6 left to be completed on site.
<b>Rear of 38-54 Bridge Street Uttoxeter</b> P/2013/00686	Uttoxeter	FULL	14	14	Full Approved 06/09/2013	Site under construction. As at March 21, the agent confirmed, further works expected in next 12 months
<b>Plough Maltings Rear of 143 Horninglow Street</b> 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.
<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>The Refinery Burton</b> P/2010/01361/M B	Burton	FULL	10	0	Full Approved 08/03/2011	As at March 21 the agent confirmed they have sold the site. Delivery is not expected in the next 5 years.
<b>Torrington House</b> P/2020/00608	Anglesey	PRIOR APP	14	14	Approved 07/09/2020	Change of use application, works underway

<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>Sites Not Under Construction as at September 2021</b>						
<b>Harbury Street</b> P/2019/01511	Horninglow & Eton	RM	14	14	Outline Application (P/2016/00980) Approved 21/12/2018 Reserved Matters – Approved 18/03/2020	Agent confirmed expected completion by early 2021.
<b>Craythorne Road</b> P/2016/01507	Rolleston on Dove	OUT	34	23	Approved 28/06/2017 – for 32 retirement bungalows. Reserved Matters application (P/2020/00614) for 23 units - awaiting determination	Delivery of Reserved Matters scheme (23 units) to be delivered in 2022/23
<b>Telephone Exchange</b> P/2020/01325	Burton	PRIOR APP	20	20	Approved 17/02/2021	Conversion of vacant building
<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>Telephone Exchange</b> P/2021/00310	Burton	PRIOR APP	16	16	Approved 17/06/2021	The creation of two additional floors to create 16 new apartments
<b>Number of Units (gross)</b>			<b>6352<sup>2</sup></b>	<b>2830</b>		
<b>Expected loss of dwellings</b> (from the above applications)					<b>11</b>	
<b>Total number of Units</b> (net)					<b>2819</b>	

**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 2021	Comments as at September 2021 (unless stated otherwise)
<b>Branston Depot</b> P/2012/00920	Branston	OUT	484	0	Resolution to Approve – 21/10/2013. S106 due to be signed shortly.	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.
<b>JCB Pinfold Road, Uttoxeter</b> 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.
<b>Branston Leas - Phase 5</b> P/2019/00258	Branston	OUT	120	120	Resolution to Approve – 02/09/2020. S106 signed after September 21 period	Application in addition to the original outline application for 660 units
<b>Number of Units</b>			<b>752</b>	<b>268</b>		

<sup>2</sup> This total only includes the outline figure for Branston Locks, Beamhill and Glenville Farm.



**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 2021	Comments as at September 2021 (unless stated otherwise)
<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 September 2021 period	As at March 2017 the agent confirmed delivery of 90 units.
<b>Bargates</b> P/2020/01454	Burton	FULL	95	95	Hybrid Application (P/2020/01454) submitted in 2021 - awaiting determination at September 2021 period	Full Application (P/2017/01589) for 133 units – Withdrawn Jan 2021
		OPP	12	0		
<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) submitted 02/07/2021 – Awaiting determination	A hybrid planning application comprising:- 1) outline planning application for up to 500 dwellings (Use Class C3)
<b>Number of Units</b>			<b>697</b>	<b>265</b>		

**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 2021	Comments as at September 2021 (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.
<b>Number of Units</b>		<b>760</b>	<b>0</b>		

<b>Total number of units</b>	<b>8561</b>	<b>3352</b>		
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