

Note on 5 Year Land Supply Methodology

30th September 2022

Planning Policy Team_14th November 2022

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 30th September 2022 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 supply¹.

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.

¹ 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 up to and including September 2022 the number of completions exceeded the housing requirement.

Completions Total's

Monitoring Periods Covered:

2012/13 (31.03.13) up to 2022/23 (30.09.22)

| | |
|---|-------------|
| 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 up to September 2022 | 467 |
| Total COMPLETIONS - April 2012 to September 2022 | 5890 |

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

Earlier versions of this report, up to September 2021, used housing delivery figures set out in the Local Plan as the basis of the 5 year supply calculation. Using these figures ESBC can demonstrate a 5 year supply.

However, once five years have passed after publication of a Local Plan, the government encourages use of the standard method (Paragraph 74 of the NPPF). Therefore this is the calculation that is shown in this report.

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 \(eaststaffsbc.gov.uk\)](#)

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 30th September 2022.

Five Year Housing Land Supply Calculation using the Local Housing Need figure as at September 2022

(5 years being full monitoring years from 1st October 2022 to 30th September 2027)

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): **541**
- We adjust the figure to acknowledge a lapse rate of 10% **487**
- Proportion of large sites (10+units) with permission contributing to the 5YLS **2818**
(Proportion of large sites with planning permission – Table A*)
- Sites identified in tables B,C & D* **413**

Windfalls

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

TOTAL **3898 dwgs**

3898 total supply/451 annual Local Housing Need requirement = 8.64 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 September 2022 | Comments as at September 2022 (unless stated otherwise) |
|--|-------------------------------------|-------------|-------------|-------------------------------|--|---|
| Sites Under Construction as at September 2022 | | | | | | |
| Branston Locks (Lawns Farm) P/2012/01467 | Branston/ Shobnall/ Tatenhill | OUT | 2580 | 371 | 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 |
| Branston Locks (phase 2) - P/2018/00233 | Branston | RM | 201 | | Reserved Matters application for 201 units – Approved 26/10/2018 | Phase 2 & 3 under construction with 181 left on to be completed |
| Branston Locks (phase 3) - P/2019/00756 | Branston | RM | 244 | | Reserved Matters application for 244 units – Approved 17/12/2019 | Three developers on site. |
| Branston Locks (phase 4) - P/2020/00857 | Branston/ Shobnall | RM | 190 | | Reserved Matters application for 190 units – Approved 25/02/21 | Phase 4 under construction now |
| Land South of Lichfield Road (phase 3&4) - P/2018/00697 | Branston | RM | 392 | 136 | Reserved Matters application Approved - 13/09/2018 for the final 392 units of the original 660 originally approved on the Outline application. | Phase 1 (64 units) – completed at March 2017. Phase 2 (204 units) – completed as at September 2020. Phase 3 & 4 – under construction with 136 left to be completed on site. Two developers on site |
| Land South of Lichfield Road (phase 5) - P/2019/00258 | Branston | OPP | 120 | 120 | Outline Application - Approved 07/10/2021. This is in addition to the original Outline Application for 660units | Expect the Reserved Matters to be submitted shortly |
| Beamhill 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 Two developers across the site. Phase 1 under construction with 278 left on to be completed |
| Beamhill (ph1) P/2020/00184 | Ouwoods | RM | 322 | | Reserved Matters application for 322 units of the original 950 (phase 1) – Approved at Committee 28/08/2020 | |
| Beamhill (ph1b) P/2020/00591 | Ouwoods | RM | 70 | | Reserved Matters application for 70 units (phase 1b) – Approved 24/11/2020 | |
| Beamhill (ph3b, 3c & 4a) P/2021/00433 | Ouwoods | RM | 270 | | Reserved Matters application for 270 units (ph3b, 3c & 4a) – Approved 02/11/2021 | |
| Beamhill (ph3a, 4b & 5a) P/2021/01053 | Ouwoods | RM | 288 | | Reserved Matters application for the final 288 units of the original 950 approved on the Outline application.– Approved 03/03/2022 | |

| | | | | | | |
|--|--------------------|------|-----|-----|---|---|
| Land to the West of Uttoxeter (Phase 2) - P/2018/00510 | Uttoxeter | RM | 450 | 325 | Reserved Matters for phase 2 (final 450 units remaining from Outline of 700 units (P/2013/00882) – Approved 24/10/2018 | Phase 1 (47 units) P/2014/00883 and Phase 1b (40 units) P/2016/00216 - both sites completed at September 2018 Phase 1c – (119 units) – complete at September 2021 Phase 1d (44 units) P/2017/00572 – site completed at September 2019 Phase 2 – 324 left to be completed on site. |
| Imex Business Centre P/2020/00745 | Shobnall | RM | 125 | 70 | Outline Application (P/2019/00056) for 144 units – Approved 30/04/2020 Reserved Matters application for 125 units – Approved 22/12/2020 | Construction underway, 70 left to be completed on site. |
| College Fields - Rolleston P/2018/00384 | Rolleston on Dove | RM | 100 | 36 | Reserved Matters application approved 15/08/2018 | Construction well underway, 36 left to be completed on site |
| Howards Transport, Clays Lane P/2018/01042 | Branston | RM | 86 | 56 | Outline (P/2014/01460) Approved - 29/11/2016 Reserved Matters application for 86 – Approved 02/04/2020 | Construction well underway, 56 left to be completed on site |
| Land North of Rocester P/2018/01346 | Rocester | RM | 53 | 35 | Outline Approved P/2014/00548 - 01/12/2016 Reserved Matters application for 53 approved at committee 22/02/2019 | Construction underway, 35 left to be completed on site. |
| Hazelwalls P/2015/01497 | Uttoxeter | FULL | 429 | 348 | Approved at committee 20/02/2019 | Construction well underway, 348 left to be completed on site. |
| Former Alumasc Grundy P/2016/01847 | Burton | FULL | 203 | 22 | Full Application Approved 18/06/2018 | Construction well underway, 22 left to be completed on site. |
| Land off Aviation Lane P/2018/01291 | Branston | FULL | 128 | 77 | Full Application Allowed at Appeal 07/10/2020 | Construction well underway, 77 left to be completed on site. |
| Land off Forest Road P/2019/00297 & P/2019/00320 | Outwoods/ Shobnall | FULL | 104 | 39 | Full Application (P/2014/01304) for 83 units Approved at Committee – 18/02/2016 Full Application (64 affordable housing units) and S73 application both approved at Committee 18/08/2021 | Construction well underway, 39 left to be completed on site Developer confirmed delivery, with the final completions expected in 2024. |
| The Maltings (no.3) 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 |

| | | | | | | |
|--|-------------------|-----------|-----|-----|--|--|
| Fivelands Allotment P/2019/01465 | Stapenhill | FULL | 64 | 28 | 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 | Construction well underway, 28 left to be completed on site |
| Cross Street Business Centre 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. |
| Westlands Road P/2017/00355 | Uttoxeter | FULL | 18 | 6 | Full Approved at committee 27/03/2019 | Construction well underway, 6 left to be completed on site. |
| Rear of 38-54 Bridge Street Uttoxeter 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 |
| Plough Maltings Rear of 143 Horninglow Street 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, no completions on site yet. |
| Wychnor Bridges Farm, 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 |
| Telephone Exchange P/2020/01325 | Burton | PRIOR APP | 20 | 20 | Approved 17/02/2021 | Conversion of vacant building Site under construction. |
| Telephone Exchange P/2021/00310 | Burton | PRIOR APP | 16 | 16 | Approved 17/06/2021 | The creation of two additional floors to create 16 new apartments Site under construction. |
| 65 - 68 High Street Burton P/2020/00376 | Burton | FULL | 13 | 13 | Full Application – Approved 23/12/2020 | Site under construction, no completions on site yet |
| Brookhouse Hotel P/2020/00255 | Rolleston on Dove | FULL | 10 | 10 | Full Application – Approved 20/11/2020 | Site under construction, no completions on site yet |
| The New Inn 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 September 2022 | | | | | | |
| The Maltings – (No1&2) P/2020/00679 | Burton | FULL | 143 | 143 | Detailed Application (P/2020/00679) Approved 27/10/2021 | Conversion of vacant buildings |
| Craythorne Road P/2020/00614 | Rolleston on Dove | RM | 23 | 23 | Outline Application (P/2016/01507) Approved 28/06/2017. Reserved Matters application | Delivery of Reserved Matters scheme to be delivered in 2022/23 |

| | | | | | | |
|--|-------------|-----------|-------------------------|-------------|---|---|
| | | | | | (P/2020/00614) for 23 units - Approved 03/03/2022 | |
| Crown Industrial Estate P/2019/00232 | Anglesey | FULL | 64 | 64 | Full Application – Approved 02/08/2022 | Conversion of vacant building |
| Anson Court P/2020/00563 | Burton | FULL | 18 | 18 | Full Application – Approved 14/09/2022 | |
| Fairfields & Garage, Bearwood Hill Road P/2021/00798 | Winshill | FULL | 16 | 16 | Full Application – Approved 22/04/2022 | |
| Formerly the Burton Museum and Art Gallery P/2020/01492 | Burton | FPP | 13 | 13 | Approved 03/09/2021 | Conversion of vacant building |
| Dart Inn Short Street P/2021/00431 | Staphenhill | FULL | 11 | 11 | Full Application – Approved 26/04/2022 | Conversion of vacant public house |
| Land to the West of Uttoxeter (Phase 3) 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 |
| 7 Stanton Road P/2019/01244 | Stapenhill | OPP | 24 | 24 | Outline Application for 24 units – Approved 20/05/2022 | |
| Derby Turn Building P/2021/01439 | Burton | PRIOR APP | 10 | 10 | Approved 28/01/2022 | Conversion of vacant office on first floor |
| Number of Units (gross) | | | 6564² | 2829 | | |
| Expected loss of dwellings (from the above applications) | | | | 11 | | |
| Total number of Units (net) | | | | 2818 | | |

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 2022 | Comments as at September 2022 (unless stated otherwise) |
|--|-----------|-------------|-------------|-------------------------------|---|--|
| Branston Depot 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. Residential units will not come forward in the next 5 years. |
| JCB Pinfold Road, Uttoxeter 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. |
| Number of Units | | | 632 | 148 | | |

² This total only includes the outline figure for Branston Locks and Beamhill.

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 2022 | Comments as at September 2022 (unless stated otherwise) |
|--|----------|-------------|-------------|-------------------------------|--|---|
| Churnet Farm, Rocester 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 June 2022 | As at March 2017 the agent confirmed delivery of 90 units. |
| Bargates P/2020/01454 | Burton | FULL | 95 | 95 | Hybrid Application (P/2020/01454) submitted in 2021 - awaiting determination | Full Application (P/2017/01589) for 133 units – Withdrawn Jan 2021 |
| | | OPP | 12 | 0 | | |
| Glenville Farm 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) |
| Number of Units | | | 697 | 265 | | |

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 2022 | Comments as at September 2022 (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. |
| Number of Units | | 760 | 0 | | |

| | | | | |
|------------------------------|-------------|-------------|--|--|
| Total number of units | 8653 | 3231 | | |
|------------------------------|-------------|-------------|--|--|