

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

**31<sup>st</sup> March 2017**

Planning Policy Team\_7<sup>th</sup> June 2017

## **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 2017 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 Inspectors 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.

It is on this basis that work has been undertaken to allow for the introduction of a windfall allowance which meets the expectations of Paragraph 48.

### ***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.
- All applicants/agents/developers for sites of 10 or more dwellings were contacted to clarify their expected site delivery and timetables. This evidence 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 2017 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 20% to both the housing requirement and under delivery is included.
- A windfall figure has been included. 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.

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

## **March 2017 - Five Year Housing Land Supply Calculation**

(5 years being full monitoring years from 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2022)

### **Housing Requirement**

- **466** dwgs/yr which is 466 dwellings over 1 yr (April 2017 – March 2018)
- **682** dwgs/yr which is 2728 dwellings over 4 yrs (April 2018 – March 2022)

**5 Year Requirement: 3194** (466+2728)

**NPPF:** 20% buffer is calculated as 20%<sup>2</sup> or **3833** (3194x1.20)

- The new five year requirement becomes: **3833** homes required over 5 years or an annual requirement of **767** dwellings.(3833/5)

### **Under-delivery**

- Between April 2012 – March 2017 (5yrs) we should have delivered **2330** dwellings (466x5).
- Past completions April 2012 – March 2017 = **1850** dwellings
- Under delivery = 480 dwellings (2330-1850)
- Plus 20% buffer on the under delivery = **576** (480x1.20)
- 576/5yrs= **115** per yr extra over 767 that's required = **882** (767+115)

New five year housing requirement incorporating under delivery is **4410** (882x5)

### **Housing Supply**

- Housing pipeline (Small Sites with planning permission 0-9 units): **587**
- We adjust the figure to acknowledge a lapse rate of 10% **528**
- Proportion of large sites (10+units) with permission contributing to the 5YLS **3347**  
(Proportion of large sites with planning permission – Table A\*)
- Sites identified in tables B,C & D\* **607**

### **Windfalls**

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

**TOTAL** **4662dwgs**

**4662 total supply/882 annual requirement = 5.29years**

\* 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.

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<sup>2</sup> 20% buffer for persistent under delivery subject to further investigation for possible inclusion in future reviews.

## The next 5 Years Land Supply update due Winter 2017

The Borough Council recognises the importance of reviewing the 5 year land supply regularly.

### 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 2017	Comments as at March 2017 (unless stated otherwise)
<b>Sites Under Construction as at March 2017</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  Remaining 2 from phase 1 now complete  Phase 2 under construction with 29 completions.
<b>Land South of Lichfield Road (phase 1) -</b> P/2014/00550	RM	64		Two Reserved Matters Applications (P/2014/00550 & P/2015/00849) approved for 64 & 204 of the original 660.	
<b>Land South of Lichfield Road (phase 2) -</b> P/2015/00849	RM	204			
<b>Roycroft Farm</b> P/2015/01283	RM	138	134	Reserved Matters Application for 138 approved at committee 15/04/2016	4 completions and remainder of site well underway
<b>West of Uttoxeter</b> P/2013/00882	OUT	700	220	P/2013/00882 - Outline App for 700 approved 13/11/2015.	At September 2016 the agent confirmed expected delivery on phases 1a and 1b, totaling 87 by the summer of 2018 and an annual disposal rate of around 48 per annum.  Phase 1 – 22 completions, remaining 36 under construction.  Phase 1b – site under construction
<b>Land to the West of Uttoxeter (Phase 1) -</b> P/2014/00883	FULL	58		P/2014/00883 - Full App for 58 approved 13/11/2015. =	
<b>Land to the West of Uttoxeter (Phase 1b) -</b> P/2016/00216	RM	40		P/2016/00216 – Reserved Matters App for 40 – Approved 22/11/2016=	
<b>Land to the east of Efflinch Lane Barton</b> P/2014/00200	RM	130	15	Approved 25/07/2014	Construction underway, 15 left to be complete on site.
<b>Efflinch Lane (Additional 25 -</b> P/2015/01645)	RM	25	16	P/2015/01645 - Reserved Matters application Approved 04/03/2016	Construction underway, 16 left to be complete on site.
<b>Land at Burton Road Tutbury</b> P/2011/00546	FULL	212	60	Approved 10/05/2012	Construction underway, 60 left to be complete on site.
<b>Land adjacent Leafields Farm Yoxall</b> P/2015/00818	RM	35	21	Approved 25/11/2015	Construction underway, 21 left to be complete on site
<b>Land adjacent to Pirelli Factory Derby Road</b> P/2014/01264	RM	299	193	Approved 13/02/2015	Construction underway 193 left to be complete on site.

<b>Former Plasplugs Limited Burton</b> P/2013/01155	RM	138	38	Approved 20/12/2013	Construction underway 38 left to be complete on site.
<b>Red House Farm</b> P/2015/01229	RM	246	246	Reserve Matters Application for 246 approved at committee 26/02/2016	Site under construction with two developers. Both confirmed 30-40 a yr.
<b>Forest Road</b> P/2016/00321	RM	300	300	P/2012/01359 - Outline Application -Approved 12/02/2014 Reserved Matters Application Approved at Committee 24/06/2016	Site under construction with two developers who confirmed delivery of all 300 in next 5 years
<b>Land off St Marys Drive, Stretton</b> P/2016/00280	RM	37	37	Reserved matters application approved at committee 21/07/2016	Site well underway
<b>Guinevere Avenue</b> P/2016/00331	RM	100	100	Reserved Matters Application Approved at Committee 21/07/2016	Site under construction and agent confirmed all complete in next 4 years.
<b>40 Scalpcliffe Road Stapenhill</b> P/2015/00870	FULL	10	3	Approved 09/02/2016	Construction underway 3 left to be complete on site.
<b>Queen Street Burton</b> P/2015/00831	FULL	87	52	Approved 15/12/2015	Construction underway 52 left to be complete on site.
<b>Barton Marina</b> P/2015/01588	FULL	54	54	Full application approved at committee 08/09/2016.	Site well underway
<b>Victoria Crescent</b> P/2014/01488	FULL	47	47	Approved at committee 24/01/2017	Site being demolished and has therefore commenced at March 2017.
<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>St Benets House Abbots Bromley</b> P/2016/00907	FULL	10	10	Approved 25/10/2016	Site well underway
<b>Wychnor Bridges Farm, Wychnor</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	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	Agent confirmed that delivery of the site is not expected in the next 5 years.
<b>Sites Not Under Construction as at March 2017</b>					
<b>Land adjacent to Eastfield Uttoxeter</b> P/2014/00979	FULL	25	25	Approved 11/11/2014	At September 2016 agent confirmed delivery of the site.

<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 a developer to soon be on board.
<b>Forest Road Burton</b> P/2014/01304	FULL	83	83	Approved 18/02/2016	Agent confirmed delivery of the site towards the end of the next 5 years
<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.	Agent confirmed delivery of the site.
<b>36 Derby Road Burton</b> P/2014/01062	FULL	10	10	Approved 30/01/2015	The applicant confirmed delivery of the site within next 5 years
<b>Rear of, 143 Horninglow Street</b> P/2016/00128	FULL	32	32	Approved 08/12/2016	No response from agent
<b>Eyes Farm, Rocester</b> P/2013/01014	OUT	18	16	Approved at committee 13/10/2016 RM's Application (approved after the 2016/17 period)	Developer confirmed 4 units to complete in 2017 & 12 units in 2018.
<b>Beamhill</b> P/2013/00429	OUT	950	280	Outline Approved 06/08/13 Reserved Mattes for access & landscaping approved 23/02/2017.	Agent confirmed first completion in March 2019 with a completion rate of 80 dpa thereafter.
<b>Land at Burton Road Tutbury</b> P/2016/00717	OUT	12	12	Approved 12/12/2016	Agent confirmed delivery of the site.
<b>Land off Tatenhill Lane Branston</b> P/2013/01160	OUT	55	55	Approved 10/04/2014 - 2017 Reserved Matters application awaiting determination.	Applicant confirmed site transferred to new owners. Reserved Matters application is awaiting determination.
<b>Branston Locks (Lawns Farm)</b> P/2012/01467	OUT	2580	440	Approved 14/04/2015	Clearing land. At Mar 17 the agent confirmed 440 will come forward in the next 5 years. Regular discussions held with agent.
<b>Glenville Farm, Tutbury Road (Harehedge Lane)</b> P/2015/00202	OUT	500	110	Approved 10/12/2015	Grampian condition expects submission of reserved matters for 110 units by Dec 2017 and further phases by Dec 2020. Site being cleared
<b>JCB Pinfold Road, Uttoxeter</b> P/2014/00969	OUT	257	80	OU/05254/018 - Approved 09/08/13 P/2014/00969 - Application under Section 73, Approved 03/10/2014	Site being cleared, but construction has not started. Agent confirmed in March 2016 delivery of 120.
<b>Demontfort Way, Uttoxeter</b> P/2014/00502	OUT	10	10	Approved 29/07/2015	No confirmation received from agent or applicant, however a small Greenfield site which could easily be delivered within 5 years and is reasonable. Reserved matters to be submitted by

					July 2018.
<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	At March 2016, applicant confirmed they were aiming to develop the site in 5 years and relocate.
<b>College Fields - Rolleston</b> P/2012/00636	OUT	100	100	Allowed at appeal 10/11/2016	Agent confirmed delivery of the site.
<b>Model Dairy Farm</b> P/2012/00795	OUT	84	84	Approved 16/05/14 RM's Application (received prior to outline expiring but after the 2016/17 period)	Reserved Matters application submitted May 2017. At Sept 16 Land owner confirmed land to be sold by May 2017.
<b>Number of Units (gross)</b>		<b>8182<sup>3</sup></b>	<b>3361</b>		
<b>Expected loss of dwellings</b> (from the above applications)			<b>14</b>		
<b>Total number of Units</b> (net)			<b>3347</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 2017</b>	<b>Comments as at March 2017</b> (unless stated otherwise)
<b>Rosliston Road</b> P/2016/00392	FULL	25	25	Resolution to Approve – 21/03/2017. S106 due to be signed shortly.	Detailed application, so would expect it to come forward as soon as the S106 is signed
<b>Harbury Street</b> P/2016/00980	OUT	14	14	Resolution to Approve – 17/01/2017. S106 due to be signed shortly.	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. 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.	Agent has confirmed that no units will come forward in the next 5 years.
<b>Number of Units</b>		<b>613</b>	<b>39</b>		

<sup>3</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**

Application	Type of App	No of Units	Contribution to 5 Year Supply	Application Status as at March 2017	Comments as at March 2017 (unless stated otherwise)
Hazelwalls P/2015/01497	FULL	429	200	Awaiting determination, due to be at committee in June 2017	At March 2016, agent confirmed expectations of 200 will be completed in 5 years with 3 developers on site.
<b>Number of Units</b>		<b>429</b>	<b>200</b>		

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

Application	No of Units	Contribution to 5 Year Supply	Application Status as at March 2017	Comments as at March 2017 (unless stated otherwise)
Bargates	350	138	Application due to be submitted summer 2017	Site to be sold subject to permission. High density scheme expected on site
Molson Coors, High Street		0		
Molson Coors, Middle Yard	300	100		At March 2016, agent confirmed delivery of the site.
Derby Road, Burton	250	40		Council is in discussion with various land owners.
Churnet Farm, Land South of Rocester P/2012/00201/ JI/PO	90	90	Outline Application for 90 units – Withdrawn 17/07/2015 New application expected imminently.	Applicant confirmed that 90 units would be delivered on site within the next 12 months
<b>Number of Units</b>	<b>990</b>	<b>368</b>		

<b>Total number of units</b>	<b>10,214</b>	<b>3954</b>		
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