

Note on 5 Year Land Supply Methodology

30th September 2018

Planning Policy Team_29th October 2018

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 2018 and from the start of the plan period.

Policy Context

National Planning Policy Framework (NPPF) published July 2018 paragraphs 70 - 75 provide the relevant guidance for assessing the 5 year housing supply.

Para 73 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 against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. 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. Sites that are not major development, and 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 (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Para 70 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'.

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

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 7 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.

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 Inspector's 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 70 of the NPPF provides the framework for including a windfall allowance should the Borough Council choose to do so it is considered reasonable to include a windfall element post Local Plan adoption and this was introduced into the 30th September 2016 calculation. 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.

For the monitoring year 2015/16 completions fell short of the annual target by seven units. For monitoring years 2016/17 and 2017/18 the number of completions exceeded the housing requirement, a pattern likely to continue for 2018/2019 given the high figures for the first part of the year.

Completions Total's

Monitoring Periods Covered:

2012/13 (31.03.13) up to 2018/19 (30.09.18)

2012/13	270
2013/14	234
2014/15	352
2015/16	459
2016/17	535
2017/18	680
2018/19 (upto September 2018)	395
Total COMPLETIONS - April 2012 to September 2018	2925

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

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.
- 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 31st March 2018 and the following:

- This calculation uses the agreed² stepped trajectory housing requirement figures of 466 per annum for the first six years of the plan period.
- This calculation uses the agreed¹ 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 5% buffer to both the housing requirement and under delivery is included.
- A windfall figure of 90 per year for years four and five has been included.

The next 5 Year Land Supply update

The Borough Council recognises the importance of reviewing the 5 year land supply regularly. At the next update the Council will consider any changes required from the revised NPPF and associated guidance, and will amend any components of the 5 year land supply as necessary.

² Adopted Local Plan Policy SP3

September 2018 - Five Year Housing Land Supply Calculation

(5 years being full monitoring years from 1st October 2018 to 30th September 2023)

Housing Requirement

- **682** dwgs/yr which is 3410 dwellings over 5 years (October 2018 – September 2023)
5 Year Requirement: 3410

NPPF: 5% buffer is calculated as 5% or **3581** (3410×1.05)

- The new five year requirement becomes: **3581** homes required over 5 years or an annual requirement of **716** dwellings. ($3581/5$)

Under-delivery

- Between April 2012 – September 2018 (6yrs at 466 & 6 months at 682) we should have delivered **3137** dwellings ($466 \times 6 + 341$).
- Past completions April 2012 – September 2018 = **2925** dwellings
- Under delivery = 212 dwellings ($3137 - 2925$)
- Plus 5% buffer on the under delivery = **223** (212×1.05)
- $223/5\text{yrs} = 45$ per yr extra over 716 that's required = **761** ($716 + 45$)

New five year housing requirement incorporating under delivery is **3805** (761×5)

Housing Supply

- Housing pipeline (Small Sites with planning permission 0-9 units): **574**
- We adjust the figure to acknowledge a lapse rate of 10% **517**
- Proportion of large sites (10+units) with permission contributing to the 5YLS **3220**
(Proportion of large sites with planning permission – Table A*)
- Sites identified in tables B,C & D* **794**

Windfalls

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

TOTAL **4711dwgs**

4711total supply/761 annual requirement = 6.19 years

* 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.

Deliverable Sites

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

- **Year 1** = 1st October 2018 to 31st September 2019
- **Year 2** = 1st October 2019 to 31st September 2020
- **Year 3** = 1st October 2020 to 31st September 2021
- **Year 4** = 1st October 2021 to 31st September 2022
- **Year 5** = 1st October 2022 to 31st September 2023

Table A: Large sites with permission

Application	Type of App	No of Units	Contribution to 5 Year Supply	Application Status as at September 2018	Comments as at September 2018 (unless stated otherwise)
Sites Under Construction as at September 2018					
Branston Locks (Lawns Farm) P/2012/01467	OUT	2580	370	2510 is the remaining capacity from the Outline application for 2580 - Approved 14/04/2015	As at March 17 the agent confirmed 440 will come forward in the next 5 years. Regular discussions held with agent.
Branston Locks (phase 1) - P/2017/00923	RM	70	70	Reserved Matters (P/2017/00923) application for 70 units - Approved 24/04/2018 Reserved Matters (P/2018/00233) application for 201 units – awaiting determination.	
Land South of Lichfield Road (phase 1) - P/2014/00550	RM	64	482	Two Reserved Matters Applications (P/2014/00550 & P/2015/00849) approved for 64 & 204 of the original 660.	Remaining 2 from phase 1 complete @ March 17
Land South of Lichfield Road (phase 2) - P/2015/00849	RM	204			Phase 2 under construction with 114 completions remaining 90 under construction.
Land South of Lichfield Road (phase 3&4) - P/2018/00697	RM	392		Reserved Matters application Approved - 13/09/2018 for the final 392 units of the original 660 originally approved on the Outline - Approved 17/07/13	Two developers now on site
Roycroft Farm P/2015/01283	RM	138	48	Reserved Matters Application for 138 approved at committee 15/04/2016	90 completions and remainder of site well underway
West of Uttoxeter P/2013/00882	OUT	700	300	P/2013/00882 - Outline App for 700 approved 13/11/2015.	Two developers on site
Land to the West of Uttoxeter (Phase 1) - P/2014/00883	FULL	47		P/2014/00883 - Full App for 58 approved 13/11/2015.	Phase 1 – site completed at September 2018
Land to the West of Uttoxeter (Phase 1b) - P/2016/00216	RM	40		P/2016/00216 – Reserved Matters App for 40 – Approved 22/11/2016	Phase 1b – site completed at September 2018

Land to the West of Uttoxeter (Phase 1c) - P/2017/00426	RM	119		P/2017/00426– Reserved Matters App for 119 – Approved 25/08/2017	Phase 1c – 71 left to be completed on site.
Land to the West of Uttoxeter (Phase 1d) - P/2017/00572	RM	44		P/2017/00572– Reserved Matters for phase 1d – Approved 22/12/2017 P/2018/00510 – Reserved Matters for phase 2 (450units) – awaiting determination	Phase 1d – site due to commence shortly
Land at Burton Road Tutbury P/2011/00546	FULL	212	3	Approved 10/05/2012	Construction nearly complete, 3 left to be completed on site.
Land adjacent to Pirelli Factory Derby Road P/2014/01264	RM	299	65	Approved 13/02/2015	Construction underway 65 left to be completed on site.
Red House Farm P/2015/01229	RM	246	142	Reserve Matters Application for 246 approved at committee 26/02/2016	Construction underway 142 left to be complete on site. At March 2017, both developers confirmed 30-40 a year.
Forest Road P/2016/00321	RM	302	230	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 underway 230 left to be completed on site. Two developers on site.
Guinevere Avenue P/2016/00331	RM	100	76	Reserved Matters Application Approved at Committee 21/07/2016	Construction underway, 76 left to be completed on site. As at March 2017 the agent confirmed completion in next 4 years.
Eyes Farm, Rocester P/2016/01513	RM	16	16	Outline application (P/2013/01014) Approved at committee 13/10/2016 Reserved Matters application for 16 dwelling approved 07/04/2017	Site well underway, construction nearly complete
Model Dairy Farm P/2017/00590	RM	77	77	Outline Approved 16/05/14 Reserved Matters Application (P/2017/00590) – Approved 17/10/2017	Site cleared and existing dwellings demolished. Works expected to commence in October 2018
Victoria Crescent P/2014/01488	FULL	47	47	Approved at committee 24/01/2017	Site well underway
Land off Tatenhill Lane Branston P/2017/01110	FULL	55	55	Outline Approved 10/04/2014 Full application P/2017/01110 approved 29/03/2018	Existing dwellings demolished, site well underway.

Rosliston Road P/2016/00392	FULL	25	25	Approved at Committee – 18/09/2017	Site well underway
Land at Burton Road Tutbury P/2017/01058	FULL	21	21	Full Application Approved 12/06/2018	Site under construction, no completions on site yet
Land at Burton Road Tutbury P/2014/01211	FULL	15	15	Approved 02/11/2015. Additional to the 224 approved previously on adjacent site.	Site under construction
Rear of 38-54 Bridge Street Uttoxeter P/2013/00686	FULL	14	14	Approved 06/09/2013	Site under construction as per agent at Sept 16
Rear of, 143 Horninglow Street P/2016/00128	FULL	32	32	Approved 08/12/2016	Site under construction
Wychnor Bridges Farm, 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	As at March 2017, the agent confirmed delivery expected towards the end of the next 5 years.
The Refinery Burton P/2010/01361/MB	FULL	10	0	Approved 08/03/2011	As at March 2017, Agent confirmed that delivery of the site is not expected in the next 5 years.
Sites Not Under Construction as at September 2018					
Former Alumasc Grundy P/2016/01847	FULL	203	203	Full Application Approved 18/06/2018	Site cleared, but construction has not started. Discharge of condition applications approved
The Maltings P/2017/00244	FULL	90	90	Full Application Approved 22/12/2017	Majority of site fenced off but construction has not started
Land at Pennycroft Lane 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 discussions being held with the developer
Former Burton Adult Training Centre P/2017/01652	FULL	26	26	Full Application Approved 24/09/2018	Site vacant, but no construction has started.
Short Street Infants School P/2018/00184	FULL	21	21	Full Application Approved 03/08/2018	Agent expects to commence in Spring 2019.
Mead Works P/2018/00143	FULL	14	14	Full Application Approved 16/07/2018	Trent & Dove site so site expected to commence shortly
Burton Enterprise Centre P/2017/01105	PRIOR APP	25	25	Prior Approval application - Approval given 31/10/2017	Site still vacant and sold now.

College Fields - Rolleston P/2018/00384	RM	100	100	Reserved Matters application approved 15/08/2018	As at March 2017 the agent confirmed delivery of the site.
Demontfort Way, Uttoxeter P/2018/00296	RM	10	10	Reserved matters application – Approved 20/06/2018	Field now sold but construction has not started.
Beamhill P/2013/00429	OUT	950	280	Outline Approved - 06/08/2013 Reserved Mattes for access & landscaping approved 23/02/2017.	The agent confirmed commencement of phase1 in mid-2019 with a completion rate of 50dpa increasing to 100-150 thereafter. Completion expected within 10years
Glenville Farm, Tutbury Road (Harehedge Lane) P/2015/00202	OUT	500	110	Approved 10/12/2015 Reserved Matters (P/2017/01556) application for 110 units awaiting determination.	Applicant is the developer.
Land North of Rocester P/2014/00548	OUT	53	53	Approved at committee 01/12/2016 Reserved Matters (P/2018/01346) application for 53 units awaiting determination.	The developer has confirmed commencement in spring 2019 with site completion by summer 2021.
Howards Transport, Clays Lane P/2014/01460	OUT	86	86	Approved 29/11/2016 Reserved Matters (P/2018/01042) application for 84 units awaiting determination.	The agent has confirmed the developer will start on site early 2020, with an expected build-out rate of 7 units per month.
Craythorne Road P/2016/01507	OUT	34	34	Approved 28/06/2017	Reserved Matters expected to be submitted in 2018
Lynwood Road P/2017/01376	OUT	25	25	Approved 24/07/2018	Approval has been given to sell the site to a developer.
11-12 Tutbury Road P/2017/01200	OUT	10	10	Approved 15/06/2018	Site expected to be marketed shortly.
Number of Units (gross)		7756³	3235		
Expected loss of dwellings (from the above applications)			15		
Total number of Units (net)			3220		

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

Application	Type of App	No of Units	Contribution to 5 Year Supply	Application Status as at September 2018	Comments as at September 2018 (unless stated otherwise)
Hazelwalls P/2015/01497	FULL	429	270	Resolution to Approve – 18/07/2017. S106 due to be signed shortly.	Full permission and two developers expected to deliver site.

³ This total only includes the outline figure for Branston Locks and West of Uttoxeter

Westlands Road P/2017/00355	FULL	18	18	Resolution to Approve – 15/05/2018. S106 due to be signed shortly.	Full permission, applicant confirmed completion within 2-3 years.
Hornston Road P/2017/00354	FULL	14	14	Resolution to Approve – 15/05/2018. S106 due to be signed shortly.	Full permission, so would expect site to be delivered in next 5 years
Harbury Street P/2016/00980	OUT	14	14	Resolution to Approve – 17/01/2017. S106 due to be signed shortly.	Agent confirmed expected completion by early 2021.
Branston Depot P/2012/00920	OUT	484	0	Resolution to Approve – 21/10/2013. S106 due to be signed shortly.	Site still occupied. As at March 17 the agent has confirmed that no units will come forward in the next 5 years.
Brookside Industrial Estate P/2015/00299	OUT	90	0	Resolution to Approve – 22/09/2015 S106 Awaiting signatories.	As at March 17 the agent has confirmed that no units will come forward in the next 5 years.
Number of Units		1049	316		

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 September 2018	Comments as at September 2018 (unless stated otherwise)
Churnet Farm, Rocester P/2017/00667 & P/2017/00668	FULL & OUT	90	90	Full application for 20 dwellings (P/2017/00668) Outline application for 70 dwellings(P/2017/00667) – awaiting determination	As at March 2017 the agent confirmed delivery of 90 units.
Bargates P/2017/01589	FULL	140	140	Application submitted, awaiting determination	Site to be sold subject to permission. High density scheme expected on site
JCB Pinfold Road, Uttoxeter P/2017/01307	OUT	148	148	OU/05254/018 - Approved 09/08/13, since expired P/2017/01307 – Outline application for 148 units, valid November 2017, awaiting determination	Site cleared
Number of Units		378	378		

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 September 2018	Comments as at September 2018 (unless stated otherwise)
Molson Coors, High Street	210	0		
Molson Coors, Middle Yard	300	100		At March 2016 the agent confirmed delivery of the site.
Derby Road, Burton	250	0		Council is in discussion with various land owners.
Number of Units	760	100		

Total number of units	9,943	4014	
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