

Note on 5 Year Land Supply Methodology

31st March 2015

Planning Policy Team_15th April 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 31st March 2015. The re-calculation has led to a positive land supply calculation with the Council demonstrating 5.05 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.

Normally the twice yearly review will be based on the housing situation as at 31 March and 30 September and will be supported by robust site visits of the extant planning permissions to ensure accuracy in the data. Due to the Local plan examination, due to reconvene in May 2015, we completed an additional review and calculation for the 2014/15 period as at 31st December 2014.

This calculation continues to differ from the previous calculations undertaken in 2013/2014 following an appeal decision for development at Red House Farm (APP/B3410/A/13/2197299). In it the Inspector sets out how the Local Authority needs to address certain supply components.

A recent judicial review upheld by the courts has confirmed that plan makers seeking to use housing data from the now revoked regional strategies should proceed with extreme 'caution'. On this basis, whilst acknowledging that RSS figures are tested, their 2008 base date makes them less relevant than the Local Plan housing requirement which is based on 2011 evidence.

It is the Council's view that there is an adequate supply of housing sites, which are the proposed allocations in the Submission Local Plan. There is also a strong windfall component as smaller sites within the urban areas continue to come forward. The Council recognises that the primary challenge is to bring forward housing sites of all types of development following the grant of planning permission. Unfortunately this is outside our remit and we are reliant on the development industry to meet our challenge.

5 Year Housing Land Calculation

- This calculation uses the submitted Local Plan Housing requirement of 613 dwellings per year.
- 613 dwellings per year to reflect the council's local plan evidence setting out its objectively assessed needs (OAN).
- Under delivery is spread over the five year period (Sedgefield).
- A buffer of 20% is used to increase housing choice.

March 2015 - Five Year Housing Land Supply Calculation

Housing Requirement

- 613 dwgs/yr which is **3065** dwellings over 5 years

NPPF: 20% buffer is calculated as 20% or **3678** (3065×1.20)

- The new five year requirement becomes: **3678** homes required over 5 years or an annual requirement of **736** dwellings. ($3678/5$)

Under-delivery

- Between April 2006 – March 2015 (9yrs) we should have delivered **5739** dwellings ($650 \times 6 + 613 \times 3$)
- Past completions April 2006 – March 2015 = **4156** dwellings
- Under delivery = **1583** dwellings ($5739 - 4156$)
- $1583/5\text{yrs} = 317$ per yr extra over 736 that's required = **1053** ($736 + 317$)

New five year housing requirement incorporating under delivery is **5265** (1053×5)

Housing Supply

- Housing pipeline (Sites with planning permission) : **1704**
- We adjust the figure to acknowledge a lapse rate of 10% **1534**
- Housing Pipeline **1314**
(Proportion of large sites with planning permission – Table A*)
- Deliverable Sites (Tables B,C & D*) **2018**

Windfalls

5 x 90/yr **450**

TOTAL **5316 dwgs**

5316 total supply/1053 annual requirement = 5.05 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** = 2015/16 (1st April 2015 to 31st March 2016)
- **Year 2** = 2016/17 (1st April 2016 to 31st March 2017)
- **Year 3** = 2017/18 (1st April 2017 to 31st March 2018)
- **Year 4** = 2018/19 (1st April 2018 to 31st March 2019)
- **Year 5** = 2019/20 (1st April 2019 to 31st March 2020)

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

Application	No of units	Contribution to 5 yr supply	Comments as at Mar 2015
Land South of Branston P/2013/00432	596	370 (50 for yr 1, 80/yr for yrs 2-5 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 as under construction at 31/12/14.
Beamhill P/2013/00429	950	240 (80/yr for yrs 3-5 with 2 developers)	Approved 06/08/13
JCB Pinfold Road, Uttoxeter OU/05254/018	257	120 (40/yr for yrs 3-5)	Approved 09/08/13
Pirelli P/2011/01130	299	180 (20/yr for yr1, 40/yr for yrs 2-5)	Approved 01/11/13
Red House Farm P/2012/01215	250	160 (40/yr for years 2-5)	Approved 12/11/13
Forest Road P/2012/01359	300	160 (40/yr for years 2-5)	Approved 12/02/14
Model Dairy Farm P/2012/00795	84	84	Approved 16/05/14
Number of Units	2736	1314	

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

Application	No of units	Contribution to 5 yr supply	Comments as at Mar 2015
Branston Depot P/2012/00920	484	75 (25 for yr4 & 50 in yr5)	Resolution to Approve – 21/10/2013. S106 Awaiting signatories
Branston Locks (Lawns Farm) P/2012/01467	2580	650 (50 in yr1, 150/yr for yrs 2-5)	Resolution to Approve – 20/01/2014. S106 Awaiting signatories
Land at Pennycroft Lane P/2013/00206	49	49	Resolution to Approve – 17/02/2014. S106 Awaiting signatories
West of Uttoxeter P/2013/00882	750	160 (40/yr for yrs 2-5 with 2 developers)	Resolution to Approve – 17/03/2014. S106 Awaiting signatories
Land North of Rocester P/2014/00548	53	53	Resolution to Approve – 11/08/2014 S106 Awaiting signatories
Eyes Farm, Rocester P/2013/01014	18	18	Resolution to Approve – 20/01/2014 S106 Awaiting signatories

Demontfort Way, Uttoxeter P/2014/00502	10	10	Resolution to Approve – 11/08/2014 S106 Awaiting signatories
Land off St Marys Drive, Stretton (P/2014/01286)	37	37 (20 for yr2 & 17 for yr3)	Resolution to Approve – 19/01/2015 S106 Awaiting signatories
Forest Road Burton (P/2014/01304)	83	60 (20 for yr3-5)	Resolution to Approve – 19/01/2015 S106 Awaiting signatories
Howards Transport Clays Lane (P/2014/01460)	86	86	Resolution to Approve – 18/02/2015 S106 Awaiting signatories
Efflinch Lane (Additional 25 - P/2014/01490)	25	25	Resolution to Approve – 09/03/2015 S106 Awaiting signatories
Barton Marina (P/2014/01576)	75	75	Resolution to Approve – 03/03/2015 S106 Awaiting signatories
Number of Units	4250	1298	

Table C: Sites currently in the Pre-Submission with an application submitted for determination

Application	No of units	Contribution to 5 yr supply	Comments as at Mar 2015
Churnet Farm, Land South of Rocester	90	90 (40 for yr4, then 50 for yr5)	Resolution to Approve – 20/04/15, but not determined at 2014/15 period end (31.03.15)
Brookside Industrial Estate, Uttoxeter	90	120 (40 for yr3-5)	Submitted in Feb15, awaiting determination
Harehedge Lane	500	120 (40 for yr3-5)	Re-submitted Application in Mar15
	680	330	

Table D: Sites currently in the Pre-Submission without live applications

Application	No of units	Contribution to 5 yr supply	Comments as at Mar 2015
Bargates/Molson Coors, High Street	350	100	
Molson Coors, Middle Yard, Hawkins Lane	300	120 (40/yr for years 3-5)	
Derby Road, Burton	250	0	
Hazelwalls	400	170 (40/yr for years 2-4, then 37 for yr5)	
Number of Units	1300	390	

Table E: Sites currently in the Pre-Submission which have been refused

Application	No of units	Contribution to 5 yr supply	Comments as at Mar 2015
College Fields, Rolleston	100	0	Judicial Review on Secretary of State's decision to refused

Harehedge Lane	500	0	Application was refused, but since re-submitted Mar15 (see above)
	100	0	

Total number of units	9066	3332	
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