

INFORMATION SHEET

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Subject: Five Year Housing Land Supply Calculation Summary – as of 31 March 2016

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1. This Information Sheet presents the Five Year Housing Land Supply Calculation (5YHLSC) as of 31 March 2016, for the five year period 1 April 2016 to 31 March 2021. It replaces the previous Calculation (Information Sheet 006/2016) published on 29 February 2016.
2. The calculation has been prepared following receipt of the Inspector's Final Report (dated 20 June 2016) on the Examination into the Stratford-on-Avon Core Strategy. The Inspector's Report can be viewed at www.stratford.gov.uk/corestrategy.
3. In his report the Inspector concludes that the appropriate housing requirement for the plan period 2011 to 2031 for Stratford-on-Avon District is 14,600 homes, phased as follows: 566dpa 2011/12-2015/16; 894dpa 2016/17-2020/21; 730dpa 2021/22-2030/31. The Inspector also confirms that the Council can demonstrate a 5 Year Supply of Housing Land and his calculation is set out below.
4. The confirmation of the existence of a robust 5YHLSC accords with the Planning Practice Guidance, which advises that *'the examination of Local Plans is intended to ensure that up-to-date housing requirements and the deliverability of sites to meet a five year supply will have been thoroughly considered and examined prior to adoption, in a way that cannot be replicated in the course of determining individual applications and appeals where only the applicant's/appellant's evidence is likely to be presented to contest an authority's position'* (PPG, para3-033-20150327).
5. The calculation includes sites built, those with planning consent and resolutions to grant up to 31 March 2016, plus remaining Core Strategy allocations. A summary of the components of supply is set out in Table 1 below. The full Schedule of Housing Sites which lists the sites that comprise the completions and commitments, along with the expected supply, is available to view at www.stratford.gov.uk/housingtrajectory.
6. The Council currently applies a 20% 'buffer' to help ensure choice and competition in the market and a 5% deduction for non-implementation (to reflect the fact that not all sites with planning permission will actually get built). It also plans to meet the full shortfall from previous years during the five year period. The rate of development from windfall sites already exceeds the expected allowance. Thus, no additional allowance for windfall sites is made within the five year period. More information on how the five year supply is calculated is available on the Council's website at www.stratford.gov.uk/5yearsupply.
7. The 5YHLS calculation is set out in Table 2 below. As can be seen, the calculation shows the equivalent of 5.82 years' worth of housing land supply. However, it is stressed that the objective is not simply to achieve a five year supply of housing sites, but rather to maintain a minimum of five years' worth of housing land supply on an on-going basis. Whilst the average annual requirement over the Core Strategy plan period is 730 homes, in the short-term this needs to be increased to deliver around 1,165 homes annually to rectify the shortfall in delivery in Stratford-on-Avon District over the period 2011 to 2016.

8. The calculation is predicated on a number of assumptions about deliverability of sites. If sites do not deliver as quickly as expected or permissions expire without having being implemented, then the land supply figure will reduce accordingly. This risk can be mitigated by ensuring a healthy land supply through the grant of planning permissions on sustainable sites in accordance with the Development Plan, although the Council acknowledges that it has no direct control over whether and when sites actually get built.
9. It should be noted that updating the five year housing land supply provides an opportunity for the Council to review the information and assumptions made previously and correct any errors or omissions, as well as to include new sites that have been granted planning permission since the date of the previous calculation. The calculation should reflect any change in the development status of a site, including where this change may affect the likelihood of delivery of homes within the five year period. The next calculation will be prepared as at 31 March 2017.

Table 1 – Components of Supply (1 April 2016 – 31 March 2021)

Components	Actual	Inc. 5% Discount
Completions (i.e. built) (No discount applied)	2,447	2,447
Initial Site Works Commenced	464	441
No Permission (i.e. Remaining CS Allocations)	1,025	974
Outline Permission	2,566	2,438
Permission Not Started	829	788
Resolution to Grant	875	831
Under Construction (No discount applied)	1,313	1,313

Table 2 – 5YHLSC as at 31 March 2016 (for 5 Year Period 1 April 2016 to 31 March 2021)

(a) Requirement from Start of Plan Period	2,830	566 x 5
(b) Completions 2011 - 2016	2,447	Net number of homes built 1 April 11 to 31 March 16
(c) Shortfall	383	(a) - (b)
(d) 5 Year Requirement + Shortfall	4,853	(894 x 5) + (c)
(e) Add 20% Buffer	5,824	(d) x 1.2
(f) Annualised Average	1,165	(e) / 5 years
(g) Supply within 5 Years	6,785	Inc. 5% deduction for non-implementation – see Table 1 (exc. Completions)
(h) Land Supply	5.82	(g) / (f)

End.