

INFORMATION SHEET

No: 006/2016

DATE OF ISSUE: 29 FEBRUARY 2016

Subject: Five Year Housing Land Supply Calculation Summary – as of 31 December 2015

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1. This Information Sheet presents the Five Year Housing Land Supply calculation as of 31 December 2015, for the five year period 1 January 2016 to 31 December 2020. It supersedes the Interim Calculation (Information Sheet 054/2015) published 22 December 2015.
2. Following independent examination in January 2015, the Inspector requested that the Council undertake further work in respect of its housing requirement. That work has now been completed and identifies an Objectively Assessed Need for 14,480 homes for the period 2011 to 2031.
3. The calculation includes sites built and with planning consent up to 31 December 2015 but continues to exclude Core Strategy sites that do not currently have permission. The Schedule of Housing Sites lists the sites that comprise the completions and commitments. The full schedule is available to view at www.stratford.gov.uk/housingtrajectory.
4. The Council currently applies a 20% 'buffer' to help ensure choice and competition in the market and a 10% 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.
5. As can be seen, the calculation shows the equivalent of 5.21 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 724 homes, in the short-term this needs to be increased to deliver around 1,206 homes annually to rectify the shortfall in delivery in Stratford-on-Avon District over the period 2011 to 2015.
7. 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, although the Council acknowledges that it has no direct control over whether sites actually get built.
8. 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.

9. On 22 December 2015 the Council published an Interim 5 Year Supply Calculation as of 31 December 2015. This set out supply equivalent to 5.2 years. It was an interim position because, whilst the calculation included full completion and supply information up to 30 September 2015, it was based on only partial completion and supply information for the period 1 October to 31 December 2015 (e.g. it excluded additional supply from planning permissions granted under delegated authority). As a result of further assessment in January 2016, the Council accepts that the interim supply figure more accurately equated to 5.13 years. However, the Council has now updated fully the supply to 31 December 2015, including additional supply from delegated decisions. The result is that the Council confirms it can demonstrate a housing land supply equivalent to 5.21 years.

Five Year Supply Calculation as of 31 December 2015

Five Year Housing Land Supply Calculation for 2015/16 –2019/20	Requirement to start of 5 year period ¹	Completions (in previous years) ²	Surplus / Shortfall ³	Commitments within 5 year period ⁴	5 Year Requirement (inc 20% Buffer) ⁵	5 Year Annualised Average ⁶	Land Supply (Years) ⁷
14,480 (724 pa)	3,439	2,035	1,404	6,287	6,029	1,206	5.21

Notes:

1. Requirement to Start of Five Year Period

The target number of homes that should have been delivered from the start of the plan period to the start of the 5 year period: i.e. 14,480 divided by 20 years equals annual average of 724 multiplied by 4.75 years April 2011 to Dec 2015.

2. Completions in Previous Years

The number of homes built from the start of the plan period to the current year:

- 2011/12: 133
- 2012/13: 294
- 2013/14: 318
- 2014/15: 702
- 2015/16 Apr-Dec: 588

3. Surplus/Shortfall

The difference between the number of homes that should have been built and have been built i.e. previous requirement minus dwellings completed (including expected completions) i.e. col. 1 minus col. 2.

4. Commitments

The number of homes expected to be built within the five year period (avoiding double counting):

- Under construction: 1576
- Following sites (including 10% deduction for non-implementation):
 - Full planning permission but not started: 1254
 - Outline Planning Permission: 2400
 - Resolution to Grant: 887
 - No permission: 170

5. Five Year Requirement

The target number of homes for the five year period i.e. 14,480 divided by 20 multiplied by 5 plus any shortfall/surplus (column 3), multiplied by 20%.

6. Five Year Annualised Average

The 5 Year Requirement (column 5) divided by five years.

7. Land Supply (Years)

The number of years of housing land supply available. Commitments (column 4) divided by Annualised Average (column 6): this should equal or exceed 5.