

INFORMATION SHEET

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Subject: Five Year Housing Land Supply Calculation Summary – as of 31 March 2014 (REVISED)

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1. This Information Sheet presents a revised Five Year Housing Land Supply Calculation (5YHLSC) as of 31 March 2014. It therefore supersedes and replaces the previous 5YHLSC as set out in Information Sheet 020/2014. The 5YHLSC has been re-published in order to present a more accurate assessment; in particular, it takes into account the advice in the 'Planning Practice Guidance' (PPG) in respect of housing for students and older people, as well as more accurately reflecting the status of sites, including some omissions.
2. This information sheet provides a summary of the 5YHLSC and as such, should be read alongside the latest versions of the following accompanying documents, all of which are available on the Council's website at www.stratford.gov.uk/5yearsupply:
 - Schedule of Housing Sites and Completions
 - Schedule of Additional Quarterly Permissions
 - Policy Advice Note – Five Year Housing Land Supply
3. The 5YHLSC is a comparison between the number of homes required to be built to meet the District housing requirement and the number of homes that are actually likely to be built over a five year period. The District housing requirement of 10,800 (540 homes per annum) is set out in the Proposed Submission Core Strategy (www.stratford.gov.uk/corestrategy). It is considered to be an objective assessment of housing needs for the period 2011 to 2031 and is based on the findings of two technical studies; namely, a joint Strategic Housing Market Assessment (SHMA) undertaken for the Coventry and Warwickshire sub-region, and further independent analysis of the SHMA for Stratford-on-Avon District to verify that its recommendations on the housing requirement are justified and robust. However, it is acknowledged that this figure is yet to be tested via the independent examination process.
4. The 5YHLSC complies with PPG methodology and takes account of homes already built since the start of the plan period (known as completions) and sites expected to be built over the next five years (known as commitments). Any difference between the number of homes already built and the number of homes that should have been built to date (known as the surplus or shortfall) is also included within the 5YHLSC. A 5% 'buffer' has also been applied in order to ensure choice and competition in the market for land. Commitments come from a variety of sources including sites with planning permission and other identified sites and a percentage reduction has been applied, as appropriate, to reflect the fact that not all sites with planning permission will actually get built (see Note 4 below). The number of commitments is also informed by reasonable assumptions about the likely rate of building. Thus, on very large sites, it should not be assumed that all homes would be built within the five year period.

5. Updating the 5YHLSC provides an opportunity 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. The 5YHLSC 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.
6. The 5YHLSC is concerned with the 'net' increase to the housing stock. Homes are classed as any self-contained permanent residential dwelling and can, for example, include mobile homes for agricultural workers and homes for older people known as 'extra care'. The PPG also confirms that student accommodation and accommodation for older people in residential institutions (use class C2) can be included within the 5YHLSC, although it is necessary to judge the extent to which such accommodation will lead to the release of existing housing onto the market. Whilst the re-use of empty homes provides an important source to meet housing needs, as with replacement dwellings, bringing empty homes back into use does not normally add to the overall supply of new housing, as there is no 'net' increase in supply. Gypsy and Traveller pitches are not included as they do not form part of the standard housing requirement and are planned for and monitored separately.
7. In addition to minor corrections, and amendments (e.g. change in status of sites), the schedule confirms that the main changes in the 5YHLSC previously published for 31 March 2014 are:
 - 30 fewer homes within the 5yr period at Land North of Allimore Lane (Southern Site) (Proposed Core Strategy Allocation ALC.1)
 - 150 additional homes within the 5 year period at Land West of Shottery
 - Equivalent of an additional 182 units from C2 care homes with planning permission or built since 2011
 - 61 additional homes on the remaining part of the Local Plan allocated Friday Furlong site, Bidford-on-Avon
 - 60 additional homes with resolution to grant East of Birmingham Road, Stratford-upon-Avon
8. As of 31 March 2014, the Council considers it can demonstrate 5.4 years' worth of housing land supply. However, it must be stressed that the objective is not just to achieve a five year supply of housing, but to maintain a minimum of five years' worth of housing supply on an on-going basis. Thus, Stratford-on-Avon District needs to continually deliver at least 540 homes on average every year over the plan period and some 729 per annum in the short-term to reflect the shortfall in delivery 2011 to 2014. The next assessment will be as of 30 September 2014. This will update and roll forward the calculation by 6 months and publication is anticipated in early November.

Five Year Housing Land Supply Calculation for 2014/15 to 2018/19 As of 31 Mar 14 (REVISED)	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 5% Buffer) ⁵	5 Year Annualised Average ⁶	Land Supply (Years) ⁷
Draft Core Strategy 10,800 (2011 – 2031)	1,620	847	773	3,951	3,647	729	5.4

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. 10,800 divided by 20 years equals annual average of 540 multiplied by 3 years 2011 to 2013.

2. Completions in Previous Years

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

- 08/09: 172
- 09/10: 244
- 10/11: 102
- 11/12: 133
- 12/13: 327
- 13/14: 387

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. column 1 – column 2.

4. Commitments

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

- Under construction: 1,380
- Full planning permission but not started (inc. 5% deduction for non-implementation): 738
- Outline planning permission (inc. 5% deduction for non-implementation): 991
- Local Choice schemes (inc. 10% deduction for non-implementation): 0
- Remaining Local Plan allocations (inc. 10% deduction for non-implementation): 55
- Resolution to Grant (inc. 10% deduction for non-implementation): 457
- SHLAA sites (inc. 10% deduction for non-implementation): 0
- Stalled sites (inc. 10% deduction for non-implementation): 90
- Windfall allowance (large & small sites exc. residential garden land = 3 yrs x 80pa): 240

5. Five Year Requirement

The target number of homes for the five year period plus any shortfall/surplus (column 3), multiplied by 1.05%: i.e. 10,800 divided by 20 years multiplied by 5 years = (2,700 + shortfall) x 1.05%.

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.