

INFORMATION SHEET

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Subject: Five Year Housing Land Supply Calculation Summary – as of 31 March 2017

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1. This Information Sheet presents the Five Year Housing Land Supply Calculation (5YHLS) as of 31 March 2017, for the five year period 1 April 2017 to 31 March 2022. It replaces the previous Calculation (Information Sheet 018/2016) published on 27 June 2016 that accompanied the adoption of the Core Strategy on 11 July 2016 (www.stratford.gov.uk/corestrategy)
2. The housing requirement for the 20 year plan period 2011 to 2031 has been set at 14,600 homes, phased as follows: 566dpa 2011/12-2015/16; 894dpa 2016/17-2020/21; 730dpa 2021/22-2030/31.
3. The calculation includes sites built (i.e. completed), those with planning consent and resolutions to grant up to 31 March 2017, 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.
4. In calculating the 5YHLS, the Council plans to meet the full shortfall from previous years during the five year period. It also applies a 5% deduction for non-implementation (to reflect the fact that not all sites with planning permission will actually get built). In previous years, the Council has also applied the 20% 'buffer' to help ensure choice and competition in the market, reflecting the undersupply between 2011 and 2014. However, supply has now exceeded the annual target for the last three years and as such, it is reasonable to apply the 5% buffer. 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. The 5YHLS calculation is set out in Table 2 below. As can be seen, the calculation shows the equivalent of 6.67 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 938 homes annually to continue to rectify the shortfall in delivery in Stratford-on-Avon District over the period 2011 to 2017.
6. 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.

7. 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 2018.
8. In the last twelve months substantial progress towards delivery has been made on a large number of sites with a significant reduction in the number of homes on sites with resolution to grant planning permission. The council is also currently witnessing an influx of reserved matters applications as house builders seek to progress their sites to completion from outline consent.

Table 1 – Components of Supply (1 April 2017 – 31 March 2022)

Components	Actual	Inc. 5% Discount*
Completions (i.e. built)	3,562	3,562
Initial Site Works Commenced	243	231
No Permission (i.e. Remaining CS Allocations)	30	29
Outline Permission	3,084	2,930
Permission Not Started	1,319	1,253
Resolution to Grant	487	463
Under Construction	1,354	1,354

* No discount applied to completed sites or sites under construction.

Table 2 – 5YHLSC as at 31 March 2017 (for 5 Year Period 1 April 2017 to 31 March 2022)

(a) Requirement from Start of Plan Period	3,724	$(566 \times 5) + 894$
(b) Completions 2011 - 2016	3,562	Net number of homes built 1 April 11 to 31 March 17
(c) Shortfall	162	$(a) - (b)$
(d) 5 Year Requirement + Shortfall	4,468	$(894 \times 4) + 730 + (c)$
(e) Add 5% Buffer	4,691	$(d) \times 1.05$
(f) Annualised Average	938	$(e) / 5 \text{ years}$
(g) Supply within 5 Years	6,259	Inc. 5% deduction for non-implementation – see Table 1 (exc. Completions)
(h) Land Supply	6.67	$(g) / (f)$

End.