

INFORMATION SHEET

No: 023/2018

DATE OF ISSUE: 1 AUGUST 2018

Subject: Five-Year Housing Land Supply Calculation Summary, as of 31 March 2018

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1. This Information Sheet presents the Five-Year Housing Land Supply Calculation (5YHLS) as of 31 March 2018, for the five-year period 1 April 2018 to 31 March 2023. It replaces the previous calculation (Information Sheet 022/2017) published on 31 July 2017. It takes account of relevant changes in the revised National Planning Policy Framework (NPPF), published 24 July 2018.
2. In the light of three consecutive years of over-delivery, which has remedied the shortfall generated by the effects of the housing moratorium, the Council has applied a 5% buffer and can demonstrate the equivalent of 6.26 years' worth of housing land supply. The calculation and components of supply are shown over the page. The last 12 months has seen a continuation of the recent trend of over-delivery, achieving record levels of housing in 2017/18, both market and affordable homes. Progress towards delivery is also being made with a number of sites previously at outline stage now having reserved matters either approved or submitted pending consideration.
3. The calculation is based on the housing requirement for the 20-year plan period 2011 to 2031, as set out in the Adopted Core Strategyⁱ: 14,600 homes, phased as follows: 566dpa 2011/12-2015/16; 894dpa 2016/17-2020/21; 730dpa 2021/22-2030/31. A summary of the components of supply is set out belowⁱⁱ. In calculating the 5YHLS, the Council meets the full shortfall/surplus 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). 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.
4. 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 to 2031 is 730 homes, in the short-term this needs to be increased to deliver around 820 homes annually over the five-year period to 2023 to continue to maintain delivery to meet the needs of Stratford-on-Avon District.
5. 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 granting of planning permissions on suitable 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.
6. 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 2019.

Table 1 – Components of Supply (1 April 2018 to 31 March 2023)

Components	Actual	Inc. 5% Discount*
Completions (i.e. built)	4,856	4,856
Initial Site Works Commenced	399	379
No Permission (i.e. Remaining CS Allocations)	68	65
Outline Permission	1,949	1,852
Permission Not Started	1,070	1,017
Resolution to Grant	0	0
Under Construction	1,817	1,817

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

Table 2 – 5YHLSC as at 31 March 2018 (for Five-Year Period 1 April 2018 to 31 March 2023)

(a) Requirement from Start of Plan Period	4,618	$(566 \times 5) + (894 \times 2)$
(b) Completions from Start of Plan Period	4,856	Net number of homes built 1 April 2011 to 31 March 18
(c) Shortfall/Surplus	-238	$(a) - (b)$
(d) Five-Year Requirement + Shortfall/Surplus	3,904	$(894 \times 3) + (730 \times 2) + (c)$
(e) Add 5% Buffer	4,099	$(d) \times 1.05$
(f) Annualised Average	820	$(e) / 5 \text{ years}$
(g) Supply within Five Years	5,129	Inc. 5% deduction for non-implementation – see Table 1 (exc. Completions)*
(h) Land Supply	6.26	$(g) / (f)$

* Figure may not tally due to rounding

ⁱ Available at www.stratford.gov.uk/corestrategy

ⁱⁱ The full Schedule of Housing Sites which lists the sites that comprise the completions and commitments, along with the expected supply, is available at www.stratford.gov.uk/housingtrajectory.