

INFORMATION SHEET

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Subject: Five Year Housing Land Supply Calculation Summary – as of 31 March 2019

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1. This Information Sheet presents the Five Year Housing Land Supply Calculation (5YHLS) as of 31 March 2019, for the five year period 1 April 2019 to 31 March 2024. It replaces the previous Calculation (Information Sheet 023/2018) published on 31 July 2017. It takes account of relevant changes in the revised National Planning Policy Framework (NPPF), published 24 July 2018ⁱ and conforms to the approach for calculating 5YHLS as set out in the Housing Supply and Delivery section of the Planning Practice Guidance (PPG) published 22nd July 2019ⁱⁱ. The calculation forms part of the Council's Authority Monitoring Report (AMR) but is published separately to ensure timely availability of information as per the PPG.
2. The calculation is based on the housing requirement for the 20 year plan period 2011 to 2031, as set out in the Adopted Core Strategyⁱⁱⁱ: 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 in Table 1 below^{iv}.
3. In light of four consecutive years of significant 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 6.51 years' worth of housing land supply. The calculation and components of supply are (as set out in Table 2) below. The last 12 months has witnessed a continuation of recent trend of over-delivery, again achieving record levels of housing in 2018/19. Progress towards delivery is also being made with a number of sites previously at outline stage having reserved matters either approved or submitted pending consideration.
4. 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.
5. The calculation is predicated on a number of assumptions about deliverability of sites. Sites may deliver more quickly than anticipated. Equally, however, if sites do not deliver as expected or permissions expire without having been 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 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 2020.

Table 1 – Components of Supply (1 April 2019 – 31 March 2024)

Components	Actual	Inc. 5% Discount*
Completions (i.e. built from start of plan period)	6,268	6,268
Initial Site Works Commenced	226	215
No Permission (i.e. Remaining CS Allocations)	120	114
Outline Permission	901	856
Permission Not Started	1,074	1,020
Resolution to Grant	0	0
Under Construction	2,203	2,203

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

Table 2 – 5YHLSC as at 31 March 2019 (for 5 Year Period 1 April 2019 to 31 March 2024)

(a) Requirement from Start of Plan Period	5,512	$(566 \times 5) + (894 \times 3)$
(b) Completions from Start of Plan Period	6,268	Net number of homes built 1 April 2011 to 31 March 19
(c) Shortfall/Surplus	-756	$(a) - (b)$
(d) 5 Year Requirement + Shortfall/Surplus	3,222	$(894 \times 2) + (730 \times 3) + (c)$
(e) Add 5% Buffer	3,383	$(d) \times 1.05$
(f) Annualised Average	677	$(e) / 5 \text{ years}$
(g) Supply within 5 Years	4,408	Inc. 5% deduction for non-implementation – see Table 1 (exc. Completions)*
(h) Land Supply	6.51	$(g) / (f)$

* Figure may not tally due to rounding

ⁱ NB: further revisions to NPPF published February 2019

ⁱⁱ Available at <https://www.gov.uk/guidance/housing-supply-and-delivery>

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

^{iv} 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.