

INFORMATION SHEET

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Subject: Five Year Housing Land Supply Calculation Summary – as of 31 March 2020

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1. This Information Sheet presents the Five Year Housing Land Supply Calculation (5YHLS) as of 31 March 2020, for the five year period 1 April 2020 to 31 March 2025. It replaces the previous Calculation (Information Sheet 013/2019). The calculation forms part of the Council's Authority Monitoring Report (AMR) but is published separately in advance of the AMR as an Information Sheet. The Council aims to publish the calculation as soon as practicably possible usually in the summer. However, owing to the COVID-19 pandemic and resulting lockdown, Officers were unable to undertake the necessary site visits until much later in the year, hence the October publication date. The Council acknowledges the fact that the calculation is already 6 months old at time of publication, but under the circumstances, this is considered acceptable. The Council expects to publish next year's calculation in summer as per previous years.
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 Strategy:ⁱ14,600 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 belowⁱⁱ. The calculation conforms to the approach for calculating 5YHLS as set out in the National Planning Policy Framework (NPPF) and accompanying Planning Practice Guidance (PPG)ⁱⁱⁱ.
3. In light of five consecutive years of significant over-delivery, which has remedied the shortfall generated by the effects of the earlier housing moratorium, the Council has applied a 5% buffer and can demonstrate the equivalent of 7.08 years' worth of housing land supply. The calculation is set out in Table 2 below. Good progress towards delivery with a number of sites previously at outline stage having reserved matters either approved or submitted pending consideration. The last 12 months has witnessed a continuation of recent trend of over-delivery, again achieving very high levels of housing in 2019/20, including a record level of affordable housing. This is confirmation that the Core Strategy is being effective in terms of significantly boosting housing supply as required by the NPPF.
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 the deliverability of sites. Sites may deliver more quickly than anticipated. Equally, however, if sites do not deliver 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 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. In terms of the impacts of the COVID-19 pandemic on housing supply, the Council has adjusted downwards anticipated supply for 2020/21 and has been more cautious regarding future annual supply rates than in previous years. This approach is considered to be both pragmatic and reasonable. Notwithstanding this, the housing market across Stratford-on-Avon District remains buoyant and it is understood that sales rates continue to be healthy. The Council accepts that given the time delay in undertaking site visits, some of the completions recorded in 2019/20 may in reality have occurred in 2020/21. However, the effect of this is not considered significant.
7. One consequence of COVID-19 has been an assumed reduction in the overall supply for the plan period from 16,075 in 2018/19 to 15,518. However, this figure is still some 4% in excess of the minimum requirement of 14,600 homes. The Council is also preparing a Site Allocations Plan^{iv} that identifies circa 3,000 homes on reserve housing sites (to be brought forward in accordance with Core Strategy Policy CS.16) as well as a number of sites for self-build and custom-build housing and some standalone site specific allocations. As appropriate, these sites will further bolster the Council's supply.
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. The next calculation will be prepared as at 31 March 2021.

Table 1 – Components of Supply (1 April 2020 – 31 March 2025)

Components	Actual	Inc. 5% Discount*
Completions (i.e. built from start of plan period)	7,609	7,609
Initial Site Works Commenced	570	542
No Permission (i.e. Remaining CS Allocations)	150	143
Outline Permission	255	242
Permission Not Started	1,610	1,530
Resolution to Grant	0	0
Under Construction	1,425	1,425

* 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	6,406	$(566 \times 5) + (894 \times 4)$
(b) Completions from Start of Plan Period	7,609	Net number of homes built 1 April 2011 to 31 March 20
(c) Shortfall/Surplus	-1,203	$(a) - (b)$
(d) 5 Year Requirement + Shortfall/Surplus	2,611	$(894 \times 1) + (730 \times 4) + (c)$
(e) Add 5% Buffer	2,742	$(d) \times 1.05$
(f) Annualised Average	548	$(e) / 5 \text{ years}$
(g) Supply within 5 Years	3,881	Inc. 5% deduction for non-implementation – see Table 1 (exc. Completions)*
(h) Land Supply	7.08	$(g) / (f)$

* 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.

ⁱⁱⁱ See the Housing Supply and Delivery section of the PPG available at <https://www.gov.uk/guidance/housing-supply-and-delivery>

^{iv} Available at www.stratford.gov.uk/siteallocations