

Five Year Housing Land Supply Position Statement April 2020

Introduction

The National Planning Policy Framework (NPPF) requires local authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their adopted housing requirement, or against their local housing need figure where their housing requirement is more than five years old. In addition, the supply of deliverable sites should include a buffer (moved forward from later in the plan period) of between 5 and 20% dependant on previous performance.

The information set out here has a base date of April 2020 and covers the period April 2020 – March 2025.

The current adopted housing requirement is 20,985 dwellings for the plan period 2006-2026 and the Council accepts that a 20% buffer should be applied.

April 2020 land supply requirement

The plan period total requirement is 20,985. The five year supply requirement as at April 2020 is calculated as:

$$\begin{array}{rcccccc} (1,049 & \times & 5 & = & 5,245) & + & 3,379 & = & 8,624 & + & 1,725 & = & 10,349 \\ \text{Annual rate} & & \text{years} & & \text{5 year req't} & & \text{Backlog to date} & & \text{requirement} & & \text{20\% buffer} & & \text{Five year supply} \\ & & & & & & & & \text{inc backlog} & & & & \text{requirement} \end{array}$$

Plan period total requirement = 20,985. Annualised rate required (20,985 / 20 years) = 1,049 per annum.

$$\begin{array}{r} 1,049 \text{ annualised rate} \\ \times \quad 5 \text{ years} \\ \hline 5,245 \text{ five years annualised requirement} \end{array}$$

$$\begin{array}{r} 14,686 \text{ requirement to date (1,049 x 14 years so far)} \\ -11,307 \text{ completions to date} \\ \hline 3,379 \text{ backlog accrued} \end{array}$$

$$\begin{array}{r} 5,245 \text{ five years of annualised requirement} \\ +3,379 \text{ backlog accrued} \\ \hline 8,624 \text{ five year requirement incorporating backlog} \end{array}$$

20% of 8,624 = 1,725

$$\begin{array}{r} 8,624 \\ +1,725 \\ \hline 10,349 \text{ Five year supply requirement} \end{array}$$

The Council is currently required to demonstrate a deliverable supply of 10,349 dwellings for the five year period April 2020 – March 2025. This translates to an annual figure of 2,070 dwellings per year.

Supply of deliverable sites

The Council can currently demonstrate a deliverable supply of 8,618 units for the period April 2020 – March 2025, which equates to 4.2 years supply against the adopted requirement, incorporating the accrued backlog and a 20% buffer.

Category	Number of dwellings expected within 5 years
Small sites with consent (up to 9 units net gain)	576
Large sites with consent (10+ units net gain)	2,714
Strategic sites (Weston Villages)	4,117
Allocations	919
Small site windfall allowance	292
TOTAL SUPPLY EXPECTED	8,618
YEARS SUPPLY	4.2

A detailed trajectory has been published alongside this paper.



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