

Housing Land Supply Note

June 2019

1. As part of the examination into the Local Plan the Inspector has asked the Council to confirm the split in the housing supply between greenfield and brownfield land. This note also clarifies the five year housing land supply position of both the housing target included in the Publication draft (i.e. 325dpa) and the target proposed as part of EXAM 6 (i.e. 335dpa).

Brownfield / Greenfield Split

2. Using the definitions in the NPPF the housing trajectory submitted as part of the Examination process (H7) identifies three classifications of land:
 1. Brownfield
 2. Greenfield
 3. Mixed
3. The trajectory therefore shows the following split:

Commitments		
Greenfield	Brownfield	Mixed
4054	1264	229
73.0%	22.7%	4.1%

Allocations¹		
Greenfield	Brownfield	Mixed
3273	170	104
92.2%	4.8%	2.9%

Total supply²		
Greenfield	Brownfield	Mixed
7327	1434	333
81%	15.7%	3.6%

Five year housing land supply against 325dpa

4. The housing land requirement is made up of three elements:
 1. The annual housing requirement
 2. Shortfall from previous years
 3. The appropriate buffer

1. _____

¹ Includes sites with pending planning applications.

² Excludes the windfall allowance and completions over 5 dwellings not included in the HELAA.

5. The table below sets out the requirement for the next five years (April 2019 to March 2024) when assessed against 325dpa across the whole plan period. Any shortfall is added to the housing requirement and a 5% buffer is then included as required by paragraph 73 of the NPPF (2019).

Element	Calculation	No. of Homes
Housing Target (April 2019 to March 2024)	325x5	1625
Shortfall (April 2013 to March 2019)	1935 completions compared to requirement of 1950	15
Appropriate Buffer (April 2019 to March 2024)	5% of (1625+15)	82
Five Year Supply Requirement (April 2019 to March 2024)	1625+15+82	1722

6. The supply of homes is taken from the updated trajectory submitted as part of the hearing statement (H7). This shows a supply between April 2019 and March 2024 of 1920 homes. This equates to a 5.57 year supply.

	Total No. of Homes	Annual No. of Homes	Years of Supply
Required supply (April 2019 to March 2024)	1,722 homes	344dpa	5 years
Expected Supply (April 2019 to March 2024)	1,920 homes	384dpa	5.57 years

Five year housing land supply against 335dpa

7. As part of responding to the need for affordable housing the council has proposed to increase the housing target to 335dpa; this is set out in EXAM 6. The table below sets out the requirement for the next five years (April 2019 to March 2024) when assessed against 335dpa across the whole plan period. Any shortfall is added to the housing requirement and a 5% buffer is then included as required by paragraph 73 of the NPPF (2019).

Element	Calculation	No. of Homes
Housing Target (April 2019 to March 2024)	335x5	1675
Shortfall (April 2013 to March 2019)	1935 completions compared to requirement of 2010	75
Appropriate Buffer (April 2019 to March 2024)	5% of (1675+75)	88
Five Year Supply Requirement (April 2019 to March 2024)	1675+75+88	1838

8. The supply of homes is taken from the updated trajectory submitted as part of the hearing statement (H7). This shows a supply between April 2019 and March 2024 of 1920 homes. This equates to a 5.22 year supply.

	Total No. of Homes	Annual No. of Homes	Years of Supply
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Required supply (April 2019 to March 2024)	1838 homes	368dpa	5 years
Expected Supply (April 2019 to March 2024)	1,920 homes	384dpa	5.22 years