

Council's Response to Inspector's request for 2016 based housing completions and commitments

As requested by the Inspector we have provided our updated housing completion figures and short commentary below. We also intend to include this information again in the updated Housing Topic Paper which we provide for Friday 7 July.

The net completions for 2015/16 were 1,142 as set out in SD17 (Annual Monitoring Report 2015-16, table 4.1). Within this, there were 155 affordable housing completions during the same period as set out in SD17 (table 4.3).

- The net completions of 1,142 dwellings were below the Local Plan target of 1,730 per annum. Despite this, an update to 2016-based completions and commitments will still enable the council to demonstrate sufficient deliverable and developable housing capacity to meet the Local Plan requirement by 2031. The revision to Table 5 below (which was originally set out in SD1, Strategy and Policies, pages 65-66) sets out the required Local Plan housing allocations.

Table 5 – Meeting the housing requirement (2016-based update)

Housing supply sources / allowances	Explanation	Amount to be added / subtracted to reach the requirement for new housing allocations
Housing requirement (from the Strategic Housing Market Assessment)	The amount of housing required over the plan period (1,730 x 18 years)	31,140
Net housing completions (2013/14 - 2015/16)	New homes built in the first three years of the Local Plan period	-2,844
Sites with planning permission at 01/04/2016 (that are not also proposed as allocations in the Local Plan)	The total capacity of sites with planning permission expected to come forward within the plan period is 8,419 homes but to avoid double counting with allocations, this table only shows the capacity with planning permissions for new homes where sites are not proposed as allocations in Local Plan.	-4,724
10% lapse rate on planning permissions not allocated in the Local Plan	To provide contingency where some planning permissions may not be delivered	+472
Windfall allowance*	An allowance of 450 per annum (2020-31 only)	-4950
Allowance for houses lost through demolition / change of use / conversion*	90 per annum, projecting forward the trend from the last five years (2016-31)	+1350
Sub-total of land to be allocated in the Local Plan	Total derived from above rows	20,444

*Note that as the windfall allowance and demolitions allowance both use trend information as part of their calculation, if the council also update these trends to include 2015/16 there may be slight changes to these figures in the Housing Topic Paper.

- Table 5 above sets out the revised requirement for 20,444 dwellings from housing allocations (2016-based information). As set out in SD23 (Housing Technical Paper, paragraph 6.4), the Local Plan identifies capacity for 21,919 dwellings.
- Given the amount of housing land required to meet objectively assessed needs for new homes, the Local Plan still needs to use land currently in the green belt. The additional flexibility between the revised land allocations requirement (2016 information) and capacity identified in the Local Plan may have consequences for some of the accepted housing and mixed use site allocations.
- If the Local Plan and its evidence base is modified to include the latest housing completions and commitments, the council considers that it will still be able to demonstrate a five year supply of deliverable housing capacity (including the 20% buffer as required by NPPF paragraph 47).

The full details of the update to 2016-based housing information will be set out in the Housing Topic Paper (to be provided by 7th July 2017) including a revised housing phasing table, housing trajectory and five year housing land supply calculation.