

Note prepared by Lichfields on behalf of KeyLand Developments and Persimmon Homes considering Kirklees Local Plan – 5 year housing land supply (based on information contained Kirklees Phasing and Delivery Options Paper – April 2018)

Requirement	Explanation	Kirklees LP	Lichfields 1	Lichfields 2	Lichfields 3
Requirement					
Five year housing requirement	Local Plan target per annum x 5	8,650	10,265	8,650	8,650
Shortfall	Shortfall in completions since the start of the Local Plan period (2013/14 – 2017/18)	3,924	5,539	3,924	3,924
20% buffer	For persistent under-delivery	2,515	3,161	2,515	2,515
5 year requirement		15,089	18,965	15,089	15,089
Supply					
Planning permissions	Capacity expected to be delivered from planning permissions (not allocated within the Local Plan) within the five years from 2018/19 – 2022/23	3,201	3,201	3,201	3,201
Local Plan allocations	Expected delivery from Local Plan housing allocations	11,468	9,174	9,174	9,174
Windfall allowance		900	n/a	n/a	900
Sub-total of deliverable housing capacity		15,569	12,375	12,375	13,275
Demolitions allowance	90 per annum (2018/19 – 2022/23), projecting forward the trend	450	450	450	450
Permissions lapse rate	10% discount applied to planning permissions	320	320	320	320
Total deliverable housing capacity		14,799	11,605	11,605	12,505
Supply of deliverable housing capacity (years)		4.90	3.06	3.85	4.14

Scenarios

Kirklees LP =

1. In accordance with Table 6 of Kirklees Phasing and Options Paper - April 2018
2. Sedgefield Approach

Lichfields Scenario 1 =

1. Lichfields housing requirement of 2,053 per annum x 5 based on 'Headroom' analysis presented by Lichfields at Matter 3.
2. No windfall allowance in accordance with our statement on Matter 4.
3. 20% discount applied to level of housing coming from allocations in 5 year period, to reflect our concerns expressed at Matter 4 in respect of lead-in times and delivery rates.
4. Sedgefield Approach.

Lichfields Scenario 2 =

1. Current Draft Kirklees LP Housing Requirement.
2. No windfall allowance in accordance with our statement on Matter 4.
3. 20% discount applied to level of housing coming from allocations in 5 year period, to reflect our concerns expressed at Matter 4 in respect of lead-in times and delivery rates.
4. Sedgefield Approach

Lichfields Scenario 3 =

1. Current Draft Kirklees LP Housing Requirement.
2. 20% discount applied to level of housing coming from allocations in 5 year period, to reflect our concerns expressed at Matter 4 in respect of lead-in times and delivery rates.
3. Council windfall rate of 450 per annum from 2021 applied.
4. Sedgefield Approach