

Amendment to EX30.1 Housing Supply Topic Paper (September 2017)

There is an error in the data used in the topic paper relating to capacity on planning permissions not yet built. This affects Table 1 (Housing requirement and sources of housing supply in the Local Plan), Table 8 (Five Year Housing Land Supply) and Figure 1 (Local Plan Housing Trajectory).

Table 1 (Housing requirement and sources of housing supply in the Local Plan) – changes highlighted in yellow.

	Housing supply sources / allowances	Summary explanation	Amount to be added / subtracted to determine the requirement for Local Plan housing allocations
A	Housing requirement	Housing required over the plan period (1,730 x 18 years within the period 2013-31)	31,140
B	Net housing completions (2013/14 – 2016/17)	New homes built in the first three four years of the Local Plan period (net)	-2,844 -3,828
C1	Sites with planning permission at 01/04/2017 (that are not proposed as allocations in the Local Plan)	The total capacity of sites with planning permission is 8,410 homes but to avoid double counting with allocations, this table only shows those that are not also proposed as allocations in Local Plan.	-4,724 -4,805 -4,671
C2	10% lapse rate on planning permissions not allocated in the Local Plan	To provide contingency where some planning permissions may not be delivered	+472 +481 +467
D	Windfall allowance	An allowance of 450 per annum (2020-31 only)	-4,950
E	Allowance for homes lost through demolition / change of use / conversion	90 per annum (2016 2017 -2031), projecting forward the past trends	+1,350 +1,260
F	Homes to be allocated in the Local Plan	Total derived from above rows	-20,144 -19,298 -19,418

Table 8 - Five Year Housing Land Supply – changes highlighted in yellow

	Explanation	Number of homes
Requirement		
Five year housing requirement	Local Plan target of 1,730 per annum x 5	8,650
Shortfall	Shortfall in completions since the start of the Local Plan period (2013/14 – 2017/18)	2,956 <u>3,680</u>
20% buffer	As required by paragraph 47 of NPPF if there has been persistent under-delivery	2,321 <u>2,466</u>
Total five year requirement		13,927 <u>14,796</u>
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)	2,152 <u>3,305</u> <u>3,203</u>
Local Plan Allocations	Expected delivery from Local Plan housing allocations (from the phasing table)	13,135 <u>13,436</u>
Windfall allowance	3 years of windfalls capacity to reflect planning permissions granted which are not currently in the supply	1,350
Sub-total of deliverable housing capacity		16,637 <u>18,091</u> <u>17,989</u>
Demolitions allowance	90 per annum (2018/19 – 2022/23), projecting forward the trend	-450
10% lapse rate	10% discount applied to planning permissions to recognise that some sites may not come forward as expected	-215 <u>-331</u> <u>-320</u>
Total deliverable housing capacity		15,972 <u>17,310</u> <u>17,219</u>
Supply of deliverable housing capacity	Years of deliverable housing supply compared to the total five year requirement	5.73 <u>5.85</u> <u>5.82</u>

