



## Planning Policy Committee – 27 November 2017

### 2017 Authorities Monitoring Report – calculating a Five Year Housing Land Supply for the district

#### Purpose of report

This report is to update Members on East Northamptonshire Council's current five year housing land supply situation, as at 1 April 2017.

#### Attachments

Appendix 1: Methodology and justification for calculating a five year housing land supply, for the 2017 Authorities Monitoring Report (AMR)

Appendix 2: Schedule of Sites included in the Five Year Housing Land Supply Calculation

Appendix 3: Housing delivery 2011-17/18, compared to North Northamptonshire Joint Core Strategy 2011-2031 trajectory

Appendix 4: Five year housing land supply calculations

#### 1.0 Background

- 1.1 National planning policy requires local planning authorities to identify sufficient specific deliverable sites to deliver housing for a period of five years. This policy requirement is colloquially referred to as the "five year housing land supply".
- 1.2 The importance of maintaining a five year housing land supply is emphasised in the National Planning Policy Framework (NPPF). The NPPF highlights that: "*Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites*" (paragraph 49). In other words, if East Northamptonshire Council is unable to demonstrate a five year housing land supply, then national policy (NPPF) may override adopted Local Plan policy.
- 1.3 The NPPF also includes further direction as to how a local planning authority will need to demonstrate a five year housing land supply. Crucially, the NPPF requires local planning authorities to: "*Identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land*" (paragraph 47).
- 1.4 Furthermore, the NPPF sets out an additional challenge: "*Where there has been a record of **persistent** under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land*" (paragraph 47).

#### 2.0 2017 Authorities Monitoring Report (AMR) – five year land supply methodology

- 2.1 The adopted (July 2016) North Northamptonshire Joint Core Strategy (JCS) 2011-2031 (Local Plan Part 1) defines the housing requirement for East Northamptonshire. JCS Policy 28 Table 4 sets out a requirement to deliver 8400 dwellings over the 20 year plan period; i.e. 420 dwellings per annum (dpa), plus delivery shortfall (if any) that has built up over the earlier years of the Local Plan monitoring period (2011-2017).
- 2.2 Measuring five year housing land supply involves the following processes:

- Recording total housing completions for the 1 April 2011 – 31 March 2017 monitoring period;
- Recording numbers of housing sites under construction, with planning permission (or a resolution to grant) as at 1 April 2017, or allocated through the development plan (i.e. adopted Local Plan and/ or Neighbourhood Plans);
- Identification of other emerging potential development sites, for which the Council is able to demonstrate reliable evidence as to their delivery within five years; e.g. proposed site allocations in emerging Neighbourhood Plans;
- Forecasting number of dwellings that are likely to come forward over the coming five years; and
- Comparing the number of dwellings expected to come forward over the coming five years to the JCS requirement (2100 dwellings (420 dpa x 5 years) plus any shortfall) – if the former exceeds the latter then the Council is able to demonstrate a five year housing land supply.

2.3 Full details about the methodology for calculating the five year housing land supply are set out at **Appendix 1**. Appendix 1 contains detailed information as to how housing delivery trajectories are forecast; i.e. the process for identification of housing sites that are likely to be developed within five years.

### 3.0 Conclusion – the five year housing land supply, calculated for the district

3.1 This report summarises the process that must be undertaken in calculating the five year housing land requirement. The five year housing land supply has been calculated on the basis of the following assumptions:

- The recently adopted JCS (Policy 28 Table 4) provides the basis for calculating the five year housing land supply.
- The total deliverable supply equates to **2735 dwellings**; basic supply 2612 dwellings, plus 123 dwellings windfall allowance (appendices 2 and 4).
- Assessment of delivery rates during the 2011-17 and 2017-18 monitoring period has identified an excess of **96 dwellings** against the JCS requirement for the same period. Application of the Sedgefield approach would entail a five year land supply requirement of **2100 dwellings** (i.e. 420 dwellings per year) for the 2018-23 monitoring period; with 401 dwellings per year thereafter.
- Given that housing completions have now exceeded the JCS requirement for the monitoring period (2011-18), it is concluded that a 5% buffer (contingency) should be applied in calculating the five year housing land supply (Appendix 3). This was also confirmed through the appeal case for Land off Benefield Road and Old Dry Lane, Brigstock<sup>1</sup>. Therefore, the five year land supply requirement would equate to **2205 dwellings** (inclusive of the 5% buffer).

3.2 During the 2016-17 monitoring year, a record number (**806 dwellings**) were delivered (see Appendix 3). These completions represent a full recovery for housing delivery against the JCS requirement (420 dwellings per year; 2940 dwellings 2011-18), to the extent that completions during the Plan monitoring period (2011-17) now exceed the requirement by nearly 100 dwellings. **Appendix 4** sets out the current five year land supply calculation as at 1 April 2017. This assumes a deliverable housing land supply of 2735 dwellings, compared to a five year land supply requirement of 2205 dwellings; i.e. the current five year supply calculated provides **6.2 years** housing land supply (2735/2205 x 5).

3.3 Members are also asked to review and note the list of sites included in the latest Housing Site Schedule (Appendix 2). Particular consideration should be given to the

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<sup>1</sup> <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3134976>

list of allocated sites and emerging sites (i.e. sites that do not, as yet, have extant planning permissions); to the foot of the Schedule.

#### **4.0 Equality and Diversity Implications**

4.1 There are no equality and diversity implications arising from the proposals.

#### **5.0 Legal Implications**

5.1 There are no legal implications arising from the proposals. There is no longer a legal requirement to submit a “Local Development Framework Annual Monitoring Report” to the Secretary of State.

#### **6.0 Risk Management**

6.1 It is a requirement of the NPPF that local planning authorities demonstrate a five year deliverable supply of housing land. Should East Northamptonshire Council be unable to fulfil this requirement, then it is likely that the authority would find itself having to challenge unwanted or inappropriate development through the appeals process.

6.2 The JCS (Local Plan Part 1) was adopted on 14 July 2016, on the basis that the North Northamptonshire housing requirement (35,000 dwellings, of which 8400 are allocated to East Northamptonshire) represents the full objectively assessed needs for housing in the housing market area, as required by the NPPF (paragraph 47). While the Council is comfortably able to demonstrate well in excess of a deliverable five year land supply (over 6 years), it is possible that this may continue to be challenged through the submission of speculative planning applications.

#### **7.0 Resource and Financial Implications**

7.1 There are no resource and financial implications arising from this report.

#### **8.0 Constitutional Implications**

8.1 There are no constitutional implications arising from this report.

#### **9.0 Customer Service Implications**

9.1 There are no customer service implications arising from this report.

#### **10.0 Corporate Outcomes**

10.1 The relevant Corporate Outcomes are:

- Good Quality of Life – sustainable development, strong communities and high quality built environment
- Effective Partnership Working – effective joint working with neighbouring local planning authorities through the North Northamptonshire Joint Planning Unit
- Effective Management – ensuring a continuous and sufficient deliverable housing land supply to meet local (district-level) housing needs.

#### **11.0 Recommendation**

11.1 The Committee is recommended to:

- (1) Note the five year housing land supply calculations against the submitted North Northamptonshire Joint Core Strategy (Policy 28/ Table 4): **6.2 years**, applying the “Sedgefield approach” with a 5% buffer.
- (2) Endorse the schedule of sites and phasing assumptions used in the calculation of the five year housing land supply figure for inclusion in the 2015 Authorities Monitoring Report (Appendix 2). Members are invited to identify any other sites for consideration.
- (3) Acknowledge the application of maintaining a 5% buffer to be applied in calculating future five year land supply requirement.

*(Reason – To provide a robust housing land supply position on which to base planning decisions)*

<b>Legal</b>	Power: <b>Planning and Compulsory Purchase Act 2004</b> <b>Localism Act 2011</b>				
	Other considerations: N/a				
<b>Background Papers:</b> North Northamptonshire Joint Core Strategy 2011-2031 (adopted 14 July 2016) North Northamptonshire Assessment of Housing Land Supply 2017-22, April 2017 ( <a href="http://www.nnjpu.org.uk/docs/AMR%2015-16%205YHLS%20FINAL.pdf">http://www.nnjpu.org.uk/docs/AMR%2015-16%205YHLS%20FINAL.pdf</a> ) Planning Policy Committee, 21 November 2016 (Agenda Item 6) Planning appeal reference APP/G2815/W/15/3134976, 15 August 2016					
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<b>Date: 17 November 2017</b>					
<b>CFO</b>		<b>MO</b>		<b>CX</b>	

# Appendix 1: Methodology and justification for calculating a five year housing land supply, for the 2017 Authorities Monitoring Report (AMR)

## 1.0 Introduction

- 1.1 National planning policy requires local planning authorities to identify sufficient specific deliverable sites to deliver housing for a period of five years. This policy requirement is colloquially referred to as the “five year housing land supply”.
- 1.2 The NPPF highlights that: “*Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites*” (paragraph 49). In other words, if East Northamptonshire Council is unable to demonstrate a five year housing land supply, then national policy (NPPF) may override adopted Local Plan policy.
- 1.3 The NPPF also includes further direction as to how a local planning authority will need to demonstrate a five year housing land supply. Crucially, the NPPF requires local planning authorities to: “*Identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land*” (paragraph 47).
- 1.4 Furthermore, the NPPF sets out an additional challenge: “*Where there has been a record of **persistent** under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land*” (paragraph 47).
- 1.5 As said, the NPPF places great importance upon the need for local authorities to maintain a deliverable five year housing land supply. It is therefore critical that the Council’s five year land supply assessment is underpinned by a robust methodology and evidence base. This report has been prepared to inform the 2017 North Northamptonshire Authorities Monitoring Report (AMR); which is expected to be published in early 2018 and will set out the Council’s latest five year housing land supply calculations.
- 1.6 Calculating a five year land supply is a stepped process. This paper sets out the stages that have been undertaken in calculating the five year housing land supply for the 2017 AMR:
  - Assessing current performance against the North Northamptonshire Joint Core Strategy (JCS) 2011-2031 target (8400 dwellings, 2011-2031)

- Identification of specific sites for inclusion within the five year supply of deliverable housing land
- Setting site specific trajectories
- Setting an updated housing delivery trajectory for the remainder of the JCS monitoring period (to 31 March 2031)
- Calculating the five year housing land supply for the District

## **2.0 Assessing current performance against the North Northamptonshire Joint Core Strategy (JCS) 2011-2031 target (8400 dwellings, 2011-2031)**

2.1 The North Northamptonshire JCS (Local Plan Part 1 – strategic policies) set out the overall housing requirement for the Plan period. JCS Policy 28 Table 4 sets out a requirement of 8400 dwellings over 20 years:

- 420 dwellings per annum (dpa);
- 2100 dwellings over five years.

2.2 Collation of the latest monitoring data reveals that, as at 1 April 2017, **2575 dwellings** had been completed (2011-17), against the JCS target of 8400 dwellings (2011-2031). This leaves a balance of **5825 dwellings** to be delivered over the next 14 years.

## **3.0 Identification of specific sites for inclusion within the five year supply of deliverable housing land**

3.1 The latest (2017) Housing Site Schedule updates the North Northamptonshire Assessment of Housing Land Supply 2017-22 and East Northamptonshire Housing Site Schedule<sup>1</sup> for the 2016 AMR, published by the North Northamptonshire Joint Planning and Delivery Unit (NNJPDU) in April 2017. The following types of site have been included:

- “Starts”; i.e. sites with permission and units under construction at the time of monitoring visits (summer 2017);
- Extant planning permissions, as at 1 April 2017;
- Major planning applications with a resolution to grant subject to s106, as at 1 April 2017 (e.g. Irthlingborough West);
- Adopted development plan site allocations (1996 District Local Plan, 2011 Rural North, Oundle and Thrapston Plan (RNOTP) or Neighbourhood Plans; e.g. Chelveston cum Caldecott and Higham Ferrers);
- Emergent development plan site allocations (i.e. draft Neighbourhood Plan allocations, Rushden East sustainable urban extension);
- Emerging Rural Exceptions housing schemes; and
- Specific unallocated brownfield sites (e.g. Former factory, Oakley Road, Rushden; identified in the Pilot Brownfield Land Register).

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<sup>1</sup> <http://www.nnjpu.org.uk/docs/AMR%2015-16%205YHLS%20FINAL.pdf>

- 3.2 The deliverable housing land supply also includes an additional 123 dwellings “windfall allowance”, covering years 3, 4 and 5 of the five year monitoring period. This reflects the continuing delivery of small scale windfall or infill development sites (average 41 dwellings per year), which will inevitably continue to come forward. The inclusion of this windfall allowance was set out in the Council’s submitted evidence for the recent (July 2016) Land off Benefield Road and Old Dry Lane, Brigstock Public Inquiry (reference 14/02372/OUT and APP/G2815/W/15/3134976<sup>2</sup>), and was duly accepted by the appeal Inspector.
- 3.3 The 2017 Housing Site Schedule has been prepared on a similar basis to the previous year. Significant sites (5 dwellings or more), which have come forward since 1 April 2017, have therefore also been incorporated into the latest Housing Site Schedule.

#### 4.0 Setting site specific trajectories

- 4.1 The issue of setting site specific delivery trajectories was previously considered by the Planning Policy Committee on 21 November 2016. Smaller housing sites (less than 200 dwellings) can generally be regarded as fully deliverable within five years. In the case of larger development sites (greater than 200 dwellings), Members endorsed the following standards:
- Sites with full planning permission could be anticipated to deliver around 200 dwellings within five years;
  - Sites with outline planning permission or a resolution to grant permission could be anticipated to deliver around 150 dwellings within five years;
  - Development plan site allocations could be anticipated to deliver around 100 dwellings within five years.
- 4.2 Normally, all major sites within full planning permission could be expected to deliver 200 dwellings within five years. Of course, variations are made where specific known development constraints (e.g. the need for an existing occupier to relocate or substantive remediation measures) are identified; or for larger multiple outlet sites where several housebuilders may be operating at any one time (i.e. sustainable urban extensions). Larger strategic sites (Irthlingborough West, Rushden East) could therefore be expected to deliver higher numbers of units annually due to two or more outlets coming forward simultaneously. Anticipated site-by-site housing delivery trajectories are set out in the 2017 Housing Site Schedule.
- 4.3 The 2017 Housing Site Schedule identifies the deliverable housing land supply as **2735 dwellings** (basic supply 2612 dwellings, plus 123 dwellings windfall allowance).

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<sup>2</sup> <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3134976>

## 5.0 Setting an updated housing delivery trajectory for the remainder of the JCS monitoring period (to 31 March 2031)

5.1 As stated, the JCS covers a 20 years monitoring period (2011-2031). The 2017 AMR is already 6 years (over  $\frac{1}{4}$ ) of the way into this timeframe. In recent years, an important issue, pertinent to the calculation of the five year deliverable housing land supply, has been how any historic delivery shortfall should be addressed.

### Approach to assessing shortfall in delivery against the JCS trajectory

5.2 In previous monitoring years (2011-16), there has been an overall shortfall in delivery, compared to the JCS annual delivery requirement of 420 dwellings per year. This has been a function of the prolonged recession in the construction industry in the aftermath of the 2008 financial crash.

5.3 During the current Plan period (since 2011), numbers of dwellings have steadily increased from 184 units (2011-12), up to 806 units (2016-17). Over the six-year monitoring period, 2575 dwellings have been delivered so far against a JCS requirement for 2520 dwellings for the same period, an excess of 55 dwellings.

5.4 Nevertheless, the National Planning Practice Guide (NPPG) advises that: *“Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible”* (paragraph 35). This requirement, to maximise housing delivery within the next five years of the Local Plan period, is known as the “Sedgefield approach”.

5.5 Whilst, as at 1 April 2017 there is no delivery shortfall, it is considered appropriate for the five year housing land supply to be measured against the JCS annual requirement; i.e. 420 dwellings per year. This would entail delivery of 2100 dwellings during the five year monitoring period, with 401 dwellings per year thereafter.

### Setting the five year land supply requirement

5.6 Previous AMRs have set the five year supply requirement for one year in advance of the monitoring end date. Accordingly, the five year housing land supply figure therefore covers the period 1 April 2018 – 31 March 2023. The AMR also includes a forecast delivery figure for the period 1 April 2017 – 31 March 2018, although for the purposes of calculating the five year land supply the 2017/18 projected figure is deemed to constitute “completions”.

5.7 Forecast completions for 2017/18 have been made on the basis of “starts”; i.e. if an extant permission is deemed to be under construction at the time of officers’ annual residential land availability monitoring visits (summer 2017), then it is reasonable to assume that the site would deliver housing during the current (2017-18) monitoring period. Most recently, the 2016 AMR forecast that **501 dwellings** would be completed during the 2016/17 monitoring period. The actual completion figure for 2016/17 was **806 dwellings**; **305 units** higher than forecast.



5.8 The most recent housing completion figure (**806 dwellings**; 2016/17) indicates a strong recovery, far in excess of **184 dwellings** recorded for the 2011/12 monitoring period (start of the JCS period). Since the 2014/15 monitoring period housing completions have continuously exceeded the JCS annual requirement. On the basis of continuing strong completion rates it is anticipated that **461 dwellings** will be delivered during the 2017/18 monitoring period.

#### **Contingency planning: 5% and/ or 20% buffer (NPPF paragraph 47)**

5.9 The NPPF sets further challenges for identifying a five year supply of deliverable housing land, through its requirement to apply a **5% buffer**. However, local planning authorities with a record of “persistent under delivery” are expected to apply a **20% buffer**. Persistent under delivery is not defined by the NPPF/ NPPG, given that this: “*may vary from place to place and, therefore, there can be no universally applicable test or definition of the term*” (NPPG paragraph 35).

5.10 The 5% v 20% buffer requirement has inevitably been a major factor in S78 (Town and Country Planning Act 1990) planning appeals; i.e. whether or not a local authority area has seen “persistent under delivery” against the Local Plan requirement and/ or objectively assessed need for housing. This matter was discussed extensively at the recent Brigstock Public Inquiry. The appeal Inspector concluded that: “*The Council has clearly not accepted in any of its AMRs that it was guilty of a record of persistent under delivery, and that is also my conclusion on the evidence put before me. Thus the appropriate buffer allowance is 5%, and not 20%, in accordance with NPPF paragraph 47*” (APP/G2815/W/15/3134976, paragraph 16).

5.11 The 2016 Brigstock decision provides an unequivocal ruling that East Northamptonshire has not experienced “persistent under delivery”. This decision is further borne out in the latest housing completion figures, which now exceed the JCS requirement. As such, it must be concluded that the five year housing land requirement should incorporate a 5% buffer.

#### **6.0 Conclusion – the five year housing land supply, calculated for the district**

6.1 This report explains the process which must be undertaken in calculating the five year housing land requirement. The five year housing land supply has been calculated on the basis of the following assumptions:

- The adopted JCS (Local Plan Part 1) represents the most up to date and robust assessment of East Northamptonshire’s objectively assessed housing need (OAN) and provides the basis for calculating the five year housing land supply (**420 dwellings per annum**: Policy 28/ Table 4).
- The total deliverable supply equates to **2735 dwellings**; basic supply 2612 dwellings, plus 123 dwellings windfall allowance.

- Assessment of delivery rates during the 2011-17 and 2017-18 monitoring periods have identified an overall excess of **96 dwellings** against the JCS requirement for the same period. This would entail a five year land supply requirement of **2100 dwellings** (420 dwellings per year) for the 2018-23 monitoring period.
- Given that housing completions have progressively recovered throughout the plan period (since 2011) and now exceed the JCS requirement, it is concluded that a 5% buffer (contingency) should be applied in calculating the five year housing land supply. This was recently confirmed through the appeal case for Land off Benefield Road and Old Dry Lane, Brigstock. Therefore, the five year land supply requirement would equate to **2205 dwellings** (including the 5% buffer).

6.2 During the 2016-17 monitoring year, a substantial increase, from 565 to 806 dwellings, is noted. These completion figures are far in excess of the JCS requirements (420 dwellings per year). The current five year land supply calculation as at 1 April 2017 assumes a deliverable housing land supply of 2735 dwellings, compared to a five year land supply requirement of 2205 dwellings; i.e. the current five year supply as calculated provides **6.2 years** housing land supply ( $2735/2205 \times 5$ ).



























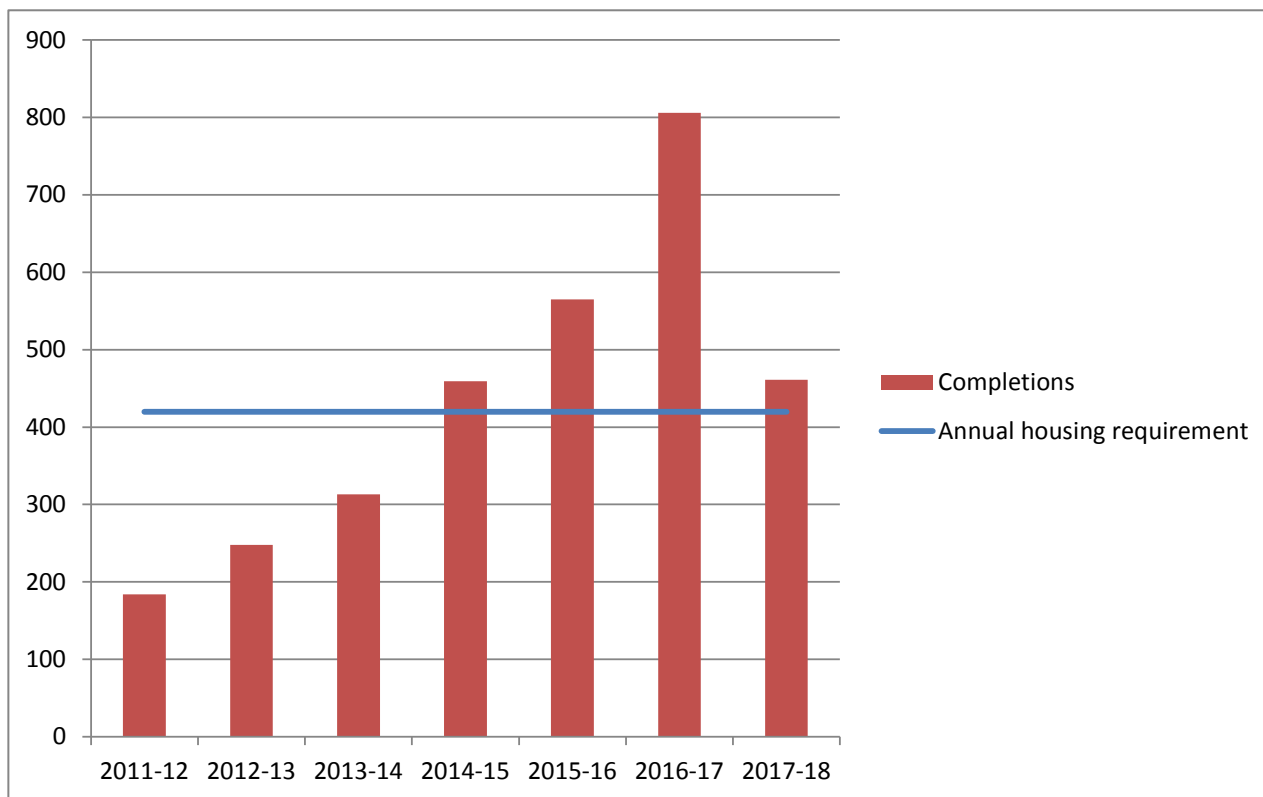
**Appendix 2: Schedule of Sites included in the Five Year Housing Land Supply Calculation**

Settlement	Settlement Type (Urban/Rural)	Site Name	Site Area (Gross ha)	No of dwellings committed (net) as of 31 March 2017	Planning Application Reference	Planning Permission Status (as of 31 March 2017)	PDL (Y/N)	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	5 Year Supply Totals 2018-23	Total Supply 2017-31
Rushden	Urban	Sports Ground, Hayden Road	2.74	100	H2B	Emergent DPD allocation	N					30	40	30								70	100
Rushden	Urban	Land off Shirley Road	3.68	150	H2C	Emergent DPD allocation	Mixed					30	40	40	40							70	150
Rushden	Urban	Manor Park, Bedford Road	11.14	200	H2E	Emergent DPD allocation	N					40	45	45	45	25						85	200
Rushden	Urban	Land between 105 and 123 Northampton Road	2.86	80	H2F	Emergent DPD allocation	N			10	30	40										80	80
Rushden	Urban	Land at Northampton Road Corner/ Brambleside Hawway	4.5	65	17/01064/QRY	Emergent DPD allocation	N			35	30											65	65
Rushden	Urban	Former Factory, Corner of Oakley Road	0.29	15	09/00405/REM - Refused	Specific, unallocated BF Site	Y			8	7											15	15
Rushden	Urban	Former Rushden Memorial Clinic, Hayway	0.4	9	Proposal for residential development	Specific, unallocated BF Site	Y		5	4												9	9
Rushden	Urban	The Brethren Meeting Hall, Sartoris road	0.08	5	17/01771/QRY	Specific, unallocated BF Site	Y		5													5	5
Rushden	Urban	Former Toetectors Site, 60 Station Road	0.12	5		Specific, unallocated BF Site	Y			2	3											5	5
Rushden	Urban	Printing Workshop Midland Road	0.19	13	17/01469/FUL - Pending	Specific, unallocated BF Site	Y			6	7											13	13
Rushden	Urban	119 High Street	0.02	5	17/00569/FUL - Refused	Specific, unallocated BF Site	Y		5													5	5
Rushden	Urban	Home Suite Home, Higham Road	0.23	30	1701718/QRY	Specific, unallocated BF Site	Y		5	13	12											30	30
Thrapston	Urban	Land On, Huntingdon And Market Road (The Hermitage, Thrapston South Phase 4)	0.4	41	07/02457/OUT & THR5	Adopted DPD Allocation	Y			20	21											41	41
Thrapston	Urban	Land south of Grassendale/ rear of Former Factory Premises, Grove Road	0.24	10	17/00552/QRY	Emergent DPD allocation	N			5	5											10	10
Titchmarsh	Rural	Village Farm, North Street	0.42	5	17/00692/FUL - Pending	Emergent DPD allocation	N		3	2												5	5
Warmington	Rural	Eaglethorpe Barns	0.87	12	WAR1	Adopted DPD Allocation	N									12						0	12
Windfall Allowance											41	41	41	41	41	41	41	41	41	41	41	123	451
<b>Totals:</b>								<b>461</b>	<b>428</b>	<b>430</b>	<b>493</b>	<b>675</b>	<b>709</b>	<b>571</b>	<b>515</b>	<b>431</b>	<b>384</b>	<b>386</b>	<b>351</b>	<b>331</b>	<b>311</b>	<b>2735</b>	<b>6476</b>

**Appendix 3: Housing delivery 2011-2018,  
compared to Joint Core Strategy (2011-2031) housing requirement**

	Annual housing requirement	Completions	Notes
2011-12	420	184	Start date for JCS (1 April 2011 - 31 March 2031)
2012-13	420	248	
2013-14	420	313	
2014-15	420	459	
2015-16	420	565	
2016-17	420	806	
2017-18	420	461	Projected completions (housing land supply 2017-18)
<b>TOTAL</b>	<b>2,940</b>	<b>3,036</b>	

<b>SHORT-FALL</b>	<b>-96</b> [Annual housing requirement minus completions]
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### Appendix 4: Five year housing land supply calculations

Year	JCS Annual Requirement	Revised JCS Requirement (applying the Sedgefield approach, 2018-23)	Revised Annual Requirement	Five Year Requirement 2018-23
2018-19	420	420	420	<b>2,100</b>
2019-20	420	420	420	
2020-21	420	420	420	
2021-22	420	420	420	
2022-23	420	420	420	
2022-23	420	401	401	
2023-24	420	401	401	
2024-25	420	401	401	
2025-26	420	401	401	
2026-27	420	401	401	
2027-28	420	401	401	
2028-29	420	401	401	
2029-30	420	401	401	
2030-31	420	401	401	
<b>Total</b>	<b>5,880</b>	<b>5,707</b>	<b>5,707</b>	

Completions 2011-16	<b>1,769</b>
Recorded completions 2016-17	<b>806</b>
Projected completions 2017/18	<b>461</b>
<b>Total</b>	<b>3,036</b>
<b>Residual Requirement (2018-31)</b>	<b>5,364</b>

JCS Requirement 1 April 2011 - 31 March 2018 (Policy 28/ Table 4)	<b>2,940</b>
Shortfall (JCS requirement 2011-18 minus completions 2011-18)	<b>-96</b>
Shortfall yearly requirement	<b>-19</b>

<b>Actual</b>	
ENC Supply 2018-23	<b>2,612</b>
Windfall Allowance (41 dpa: 2020-23)	<b>123</b>
<b>Total Supply 2017-22</b>	<b>2,735</b>
ENC Requirement 2017-22	<b>2,100</b>
No. of Years Housing Supply	<b>6.51</b>

<b>Required + 5% Buffer</b>	
ENC Supply 2018-23	<b>2,735</b>
ENC Requirement 2018-23	<b>2,205</b>
No. of Years Housing Supply	<b>6.20</b>