

Matter 3: Objectively assessed need for housing (OAN) and the housing requirement (Policy SP3 and section on Housing Growth)

ADDITONIAL BRIEFING PAPER AS REQUESTED AT THE EXAMINATION HEARING ON THE 13TH JULY 2017

TIMELINE FOR THE PLAN

The Council agrees that the timeline for the Local Plan for the purposes of housing growth and assessing the objectively assessed need will be 2011 – 2031. This takes in the period when the Council did not have a properly formulated OAN because of the issues with the Regional Spatial Strategy and its abortive review.

OBJECTIVELY ASSESSED HOUSING NEED

The Council agrees that the starting point for assessing the objectively assessed housing need is set out in the Edge Analytics documents CD09 and CD10 with the main basis falling within CD09 - Updating the Demographic Evidence 2015.

Given that the starting date for the Local Plan is 2011, the starting point for the assessment is the 2014-based household projections underpinned by the 2014-based SNPP or 399 homes per year. The Council has chosen a 10 year migration trend scenario (PG-10) as the most appropriate to adjust the baseline starting point upwards.

Applying alternative headship rates upon dwelling growth outcomes using assumptions from the DCLG 2012 – based household models gives the District a housing requirement of 460 per year. Given that the housing growth outcomes are looking back to 2011, the Council also applied the same sensitivity testing to the DCLG 2008 – based household models and taking an average between the two figures derived a minimum housing requirement of 481 homes per year. This represents a 20% uplift from the 2014 based SNPP starting point.

The PG-10 scenario was chosen because East Lindsey`s natural population, i.e. births versus deaths is declining, and the population of the District grows through the in migration of the older birth cohorts particularly above 50+. A 10 year migration trend is preferred over a 5 year trend because it takes in more peaks and troughs in population migration changes.

The Council did not apply an uplift for jobs or market signals because the uplift already proposed was considered sufficient and given that the 2016-based household projections underpinned by the 2016 – based SNPP showed a lesser starting point of 356 homes per year. The 481 homes therefore represented an uplift of 37%.

UNDERSUPPLY OF HOUSING

The Council would agree that given the start date of the Local Plan is 2011, there should have been built in the District up to 2016, 2405 homes (481 x 5) and the Council only recorded 1445 completions. This leaves 960 homes to be added onto the overall housing requirement.

$$481 \times 5 = 2405 + 960 = 3365$$

Alternatively it could be calculated as 9620 homes should be built between 2011 and 2031 with 1445 already being completed = 8175.

If the Council chose the Liverpool method of bring forward the homes not built of 960 per year this would equate to 545 homes per year.

With the Sedgefield method this would be $960 / 5 = 192 + 481 = 673$ homes per year for the first five years of the life of the plan.

The Council knows that this amount of housing is unlikely to be completed in the District give the amount of completions presently being delivered. Therefore the Council proposes the following trajectory;

$$2016 - 2021 = 591 \text{ homes per annum}$$

$$2021 - 2025 = 522 \text{ homes per annum}$$

$$2025 - 2031 = 522 \text{ homes per annum}$$

For the first five years this brings forward 88% of the difference between 481 a year plus the homes not built and for the first five years is the same as already set out in the Local plan with the remaining balance in homes to be completed over the last 10 years of the Plan.



EAST LINDSEY DISTRICT COUNCIL

5 YEAR HOUSING SUPPLY

POSITION UP TO THE 31ST JANUARY 2017

**WITH THE EMERGING LOCAL PLAN
ALLOCATIONS WITH 5% BUFFER**

BOX 1 – TARGET

How much housing the Council should be delivering over the next 5 years.

Revised 5 year target 2011 – 22	
Target for 2011 - 2015 (481 x 5)	2405
Target for 2016 – (591 x 1)	591
2017 – 2022 (591 x 4 + 522 x 1)	2886
Overall target 2011 -2021	5882
Less dwellings completed 2011 –31 st January 2017	1801
Sub total	4081
Plus 5% of overall target (5% of 4040)	204
Total target (Y)	4285

BOX 2 – COMMITMENTS

If everything came forward with no constraints

Allocated sites in the Emerging Local Plan to come forward in the next five years. (Inland)	1300
5 yrs. of the 7.3% buffer of allocated sites in the Emerging Local Plan. (8336 – 7768 / 15 *5)	189
Windfall sites with planning permission	3494
Old Allocated sites from the 1995 Local Plan	1095
Pipeline sites	398
Total commitments	6476

BOX 3 – PIPELINE SITES

Pipeline sites for the Council are those that have been approved but are waiting for their S106 to be signed, the Council has contacted the developer and confirmed that they are going to bring the site forward.

Application No	No of units	Comments on deliverability	No of units to go in 5 year supply
N/085/00883/15	Nil – already counted	Developer has confirmed that they are going to bring the site forward, with a reserved matters application shortly. It is already allocated in the Local Plan.	Nil – already counted
S/086/01335/15	21	Applicant aims to move their business to a more appropriate location and develop the site	21
S/023/00259/16	6	Developer has confirmed that they are going to bring the site forward, seeking funding at the present time.	6
N/110/00509/16	1	Unknown, spoke to the agent and they do not know if it is going to come forward	Nil
N/215/01572/16	150 but with the loss of 2 existing properties = 148	Developer confirmed that they are going to bring the site forward during the determination of the application.	148
N/092/1853/16	Nil – already counted	Developer confirmed through the Local Plan consultation that they are going to bring the site forward – it is already an allocated site in the Local Plan	Nil – already counted
S/215/01969/16	49	Developer confirmed that they are going to bring the site forward during the determination of the application.	49
S/216/02053/16	70	Contacted the applicant they do wish to bring the site forward within 5 years and will be working toward this	70
N/085/00588/16	103	Developer confirmed that they are going to bring the site forward during the determination of the application.	103
TOTAL	398		397

DELIVERABILITY OF SITES

The box below shows the deliverable commitments in current market conditions, after the Council has assessed individual sites by speaking to developers and planning officers, checking building control records and carrying out site visits. The Council monitors this monthly through its position statement which is published twice a year on the Councils website.

BOX 4 – DELIVERABILITY OF SITES	
Allocated sites in the emerging Local Plan	1300
5 yrs. of the 7.3% buffer of allocated sites in the Emerging Local Plan. (8336 – 7768 / 15 *5)	189
Allocated sites from the Old 1995 Local Plan	407
Windfall sites	2173
Pipeline sites	397
Total (X)	4466

CALCULATING THE 5 YEAR HOUSING SUPPLY

Taking the information from boxes 1 and 4 above the calculation of the supply is $(X/Y) \times 100$

After this an allowance is made for windfall sites coming forward over the next 5 years. (See notes below on how this is calculated)

BOX 5 – CALCULATING THE 5 YEAR HOUSING SUPPLY	
$(4466/4242) \times 100$	105%
144% x 5 = 5.26 years	
FINAL 5 YEAR SUPPLY FIGURE	5.26 years

WINDFALL ALLOWANCE

The NPPF states that Local Authorities may make an allowance for windfall sites in their five year housing land supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Historically, windfall sites have contributed up to 50% of the District's total housing supply. Many of these are very small-scale, infill sites, developed by the many local building companies in the District. These small companies have provided housing 'to order' for customers, thus making them less susceptible to the wider economic fluctuations experienced by volume house builders, thus ensuring a continuous level of delivery. Having an up to date Local Plan with site allocations, phasing sites, monitoring delivery and having a clear delivery pathway for housing should see this reduce. However, because of the long historical trend of this type of delivery, the type of sites that are delivered in this way and the local nature of the delivery, the Council believe it has compelling evidence to make an allowance for windfall sites in its housing supply. This allowance it is believed should be 15% of the total housing target set out at (Y) in Box 1 above added into the deliverable commitments (X).

BOX 6 – CALCULATING THE 5 YEAR HOUSING SUPPLY INCLUDING WINDFALL SITES	
$(4466/4242) \times 100$	105%
Plus 15% windfall site allowance $4466 \times 15\% = 669$ added onto X which is 5135	5135
$(5135/4242) \times 100$	121%
<u>FINAL 5 YEAR SUPPLY FIGURE</u>	<u>6.05</u>



EAST LINDSEY DISTRICT COUNCIL

5 YEAR HOUSING SUPPLY

POSITION UP TO THE 31ST JANUARY 2017

**WITH THE EMERGING LOCAL PLAN
ALLOCATIONS WITH 20% BUFFER**

BOX 1 – TARGET

How much housing the Council should be delivering over the next 5 years.

Revised 5 year target 2011 – 22	
Target for 2011 - 2015 (481 x 5)	2405
Target for 2016 – (591 x 1)	591
2017 – 2022 (591 x 4 + 481 x 1)	2845
Overall target 2011 -2021	5841
Less dwellings completed 2011 –31 st January 2017	1801
Sub total	4040
Plus 20% of overall target (20% of 4040)	808
Total target (Y)	4848

BOX 2 – COMMITMENTS

If everything came forward with no constraints

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CALCULATING THE 5 YEAR HOUSING SUPPLY

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After this an allowance is made for windfall sites coming forward over the next 5 years. (See notes below on how this is calculated)

BOX 5 – CALCULATING THE 5 YEAR HOUSING SUPPLY	
$(4466/4848) \times 100$	92%
92 % x 5 = 6.31 years	
FINAL 5 YEAR SUPPLY FIGURE	4.60 years

WINDFALL ALLOWANCE

The NPPF states that Local Authorities may make an allowance for windfall sites in their five year housing land supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Historically, windfall sites have contributed up to 50% of the District's total housing supply. Many of these are very small-scale, infill sites, developed by the many local building companies in the District. These small companies have provided housing 'to order' for customers, thus making them less susceptible to the wider economic fluctuations experienced by volume house builders, thus ensuring a continuous level of delivery. Having an up to date Local Plan with site allocations, phasing sites, monitoring delivery and having a clear delivery pathway for housing should see this reduce. However, because of the long historical trend of this type of delivery, the type of sites that are delivered in this way and the local nature of the delivery, the Council believe it has compelling evidence to make an allowance for windfall sites in its housing supply. This allowance it is believed should be 15% of the total housing target set out at (Y) in Box 1 above added into the deliverable commitments (X).

BOX 6 – CALCULATING THE 5 YEAR HOUSING SUPPLY INCLUDING WINDFALL SITES	
$(4466/4848) \times 100$	92%
Plus 15% windfall site allowance 4466 x 15% added onto X which is 669 + 4466	5135
$(5135/4848) \times 100$	106%
<u>FINAL 5 YEAR SUPPLY FIGURE</u>	<u>5.30</u>