

Oadby and Wigston Borough Council Local Plan Examination

Inspector's Pre-hearing request for additional information

In preparation for discussions at the forthcoming Hearings in relation to Matter 2, could the Council please provide calculations of five year housing land supply, applying both a 5% and 20% buffer to both the Local Plan base requirement and the shortfall (as referred to in the Inspector's Initial Questions to the Council (Q7)) combined.

In other words:

LP requirement for 5 years + shortfall (under provision from evidence base date to adoption date) + buffer = 5 year HLS target

Based on each calculation what is the supply surplus or deficit measured against this 5 year HLS target?

How many years supply would that equate to?

Claire Sherratt

Inspector appointed to examine the Oadby and Wigston Local Plan

11 April 2018

Note: The Council would like to highlight that in response to previous Inspector questions relating to 5 year land supply, namely Q7 of the Inspector's Initial Comments / Questions to the Council (C1), the Council did not correctly illustrate its housing supply position. A windfall allowance of 70 additional units was not included in the calculations of supply, and it should have been, as has been the case in previous years Housing Implementation Strategy 5 year supply calculations. The Council has rectified this in the below response. For the purposes of the Examination, the supply figures illustrated below are correct as they fully take account of all elements of supply.

Council response

For the purposes of comparison, for this note, the Council has followed the same response format as its response to Q7 of the Inspectors Initial Comments / Questions to the Council (C1), albeit amended the methodology as per the Inspector's request.

The response set out below uses information contained within the Council's Submission Local Plan, specifically that illustrated within Policy 2 Spatial Strategy for Development within the Borough (pages 27 to 36).

The Council has set out the five year supply position for the period 1st April 2018 to 31st March 2023 (Period 1), and the period 1st October 2018 to 31st September 2023 (Period 2). The information for Period 1 will use the actual figures set out within Policy 2 Spatial

Strategy for Development within the Borough, whereas the information for Period 2 will pro rata forward (6 months) the figures set out within Policy 2 Spatial Strategy for Development within the Borough.

Period 1 Requirement

For the period 1st April 2011 to 31st March 2018 the Local Plan Housing Trajectory (housing trajectory) on page 29 of the Submission Local Plan illustrates that the housing provision in the Borough is 686. The trajectory also illustrates the Local Plan target of 1036 for the same period.

Housing provision total **686** – Local Plan target **1,036** = **deficit of 350**

Liverpool Approach = $350 / 13$ years remaining of Plan as of 1st April 2018 = 26.92

Sedgefield Approach = 350

In calculating the five year requirement for the Borough, as of 1st April 2018, the Council has used the following scenarios for the purpose of this note;

Scenario 1; 5% buffer and Liverpool Approach ($26.92 \times 5 = 134.6$)

Local Plan target of 148×5 years + deficit of 135 + buffer of 5% = **919**

Scenario 2; 20% buffer and Liverpool Approach ($26.92 \times 5 = 134.6$)

Local Plan target of 148×5 years + deficit of 135 + buffer of 20% = **1,050**

Scenario 3; 5% buffer and Sedgefield Approach

Local Plan target of 148×5 years + deficit of 350 + buffer of 5% = **1,145**

Scenario 4; 20% buffer and Sedgefield Approach

Local Plan target of 148×5 years + deficit of 350 + buffer of 20% = **1,308**

Period 2 Requirement

For the period 1st April 2011 to 31st September 2018 the Council considers that 778 new homes will be provided (2018/2019 dwelling provision total $183 / 12$ months $\times 6$ months = 91.5). The Local Plan period target for the same period is considered to be 1,110 (annual Plan target of $148 / 12$ months $\times 6$ months = 73.9) (therefore, $1,036 + 74 = 1,110$).

Housing provision total **778** – Local Plan target **1,110** = **deficit of 332**

Liverpool Approach = $332 / 13$ years remaining of Plan as of 1st April 2018 = 25.54

Sedgefield Approach = 332

In calculating the five year requirement for the Borough, as of 1st October 2018, the Council has used the following scenarios for the purpose of this note;

Scenario 1; 5% buffer and Liverpool Approach (25.54 x 5 = 128)

Local Plan target of 148 x 5 years + deficit of 128 + buffer of 5% = **911**

Scenario 2; 20% buffer and Liverpool Approach (25.54 x 5 = 128)

Local Plan target of 148 x 5 years + deficit of 128 + buffer of 20% = **1,042**

Scenario 3; 5% buffer and Sedgefield Approach

Local Plan target of 148 x 5 years + deficit of 332 + buffer of 5% = **1,126**

Scenario 4; 20% buffer and Sedgefield Approach

Local Plan target of 148 x 5 years + deficit of 332 + buffer of 20% = **1,286**

Period 1 Supply

For the period 1st April 2018 to 31st March 2023 the Local Plan Housing Trajectory illustrates that the proposed housing provision (supply) in the Borough will be 1,239. The supply has been calculated by summing the annual dwelling totals of 183, 300, 246, 216 and 294. To fully illustrate supply, a 70 dwelling windfall allowance is then added (14 per year x 5). Therefore, the 5 year supply as of 1st April 2018 is **1309**.

Taking account of Scenario 1 for Period 1 requirement (set out above), the supply of 1,309 illustrated in the housing trajectory in the Submission Local Plan is 390 dwellings above the requirement of 919. Although, the Council considers Scenario 1 requirement as the most appropriate for the circumstances of the Borough, the Council can illustrate a five year supply of land at Scenario requirements 2, 3 and 4 also.

Scenario 1 Period 1 five year supply in years – **7.13 years**

Scenario 2 Period 1 five year supply in years – **6.23 years**

Scenario 3 Period 1 five year supply in years – **5.72 years**

Scenario 4 Period 1 five year supply in years – **5.00 years**

Period 2 Supply

For the period 1st October 2018 to 31st September 2023 the Council considers that the proposed housing supply in the Borough is **1,321**. The supply has been calculated by summing 91.5 (183 / 12 x 6), 300, 246, 216, 294 and 102.9 (206 / 12 x 6), then adding the 70 unit 5 year windfall allowance.

Taking account of Scenario 1 for Period 2 requirement (set out above), the supply of 1,321 is 410 dwellings above the requirement of 911. Although, the Council considers Scenario 1 requirement as the most appropriate for the circumstances of the Borough, the Council can illustrate a five year supply of land at Scenario requirements 2, 3 and 4 also.

Scenario 1 Period 2 five year supply in years – **7.25 years**

Scenario 2 Period 2 five year supply in years – **6.34 years**

Scenario 3 Period 2 five year supply in years – **5.87 years**

Scenario 4 Period 2 five year supply in years – **5.14 years**

To note; the Council has recently published its annual monitoring report documents, comprising the Residential Land Availability report 2018, the Strategic Housing Land Availability Assessment 2018, and the Housing Implementation Strategy 2018. These documents set out the Council's housing supply position as at the 1st April 2018. The documents identify that the Council's supply of housing land is in a healthier position for the period up to 2031, then was forecast as at 1st April 2017.