

Examination Hearing Session – Matter 6 – Supplementary 5 **Year Supply Note**

- 1.1 The Council has produced this Note to illustrate evidence that has been submitted through the Local Plan Examination Hearing Sessions, particularly Matter 6 (26.04.2018), by the developers and site promoters of the three Direction for Growth Areas. This Note relates specifically to site build out rates of the Direction for Growth Areas and 5 year supply as of the 1st April 2018.
- 1.2 Throughout the Local Plan Examination process, the Council has consistently stated that the build out rates illustrated within its Submission Local Plan and subsequent Housing Implementation Strategy 2018, are extremely conservative.
- 1.3 The information already submitted by the Council during the course of the Examination relating to the build rates of the three Direction for Growth Areas and 5 year supply as of the 1st April 2018 is illustrated below (see Table 1 and Table 2).

	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	Totals
Wigston Direction for Growth Area (Phase 2)	Site preparation / lead in time				74	101	113	112	102	102	5	-	-	609
Cottage Farm Direction for Growth Area (Phase 2)	Site preparation / lead in time				40	40	40	40	40	40	10	-	-	250
Stoughton Grange Direction for Growth Area	Site preparation / lead in time			40	40	40	40	40	40	40	20	-	-	300
Totals	-	-	-	40	154	181	193	192	182	182	35	-	-	1,159

Table 1 – Council's illustrated build out rates for the three Direction for Growth Areas.

- 1.4 As Table 1 illustrates, for the 5 year period (highlighted in yellow) as of the 1st April 2018, the Council is expecting delivery of 194 new homes from the three Direction for Growth Areas.

1.5 Table 2 has been produced using information contained within Chapter 10 of the Council's Housing Implementation Strategy 2018. The table illustrates that as of the 1st of April 2018, the Council has a 5 year land supply of **1,408 net additional dwellings**.

Dwelling Source	Potential Number of Additional Dwellings
Committed dwelling units	819
Dwelling units on smaller allocations and 5 year SHLAA sites	171
Town and District centre allocation dwelling units	154
Dwelling units on the three Direction for Growth Areas	194
Windfall unit allowance	70

Table 2 – Dwelling sources of the Council's 5 year supply calculation

1.6 Table 3 and Table 4 below illustrate the stated developer and site promoters build rates of the three Direction for Growth Areas and 5 year supply as at the 1st April 2018.

	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	Totals
Wigston Direction for Growth Area (Phase 2)	Site preparation / lead in time			74	101	113	112	102	102	5	-	-	-	609
Cottage Farm Direction for Growth Area (Phase 2)	Site preparation / lead in time			60	60	60	60	10	-	-	-	-	-	250
Stoughton Grange Direction for Growth Area	Site preparation / lead in time			50	50	50	50	50	50	-	-	-	-	300
Totals	-	-	-	184	211	223	222	162	152	5	-	-	-	1,159

Table 3 – Developer illustrated build out rates for the three Direction for Growth Areas.

1.7 As Table 3 illustrates, for the 5 year period (highlighted in yellow) as of the 1st April 2018, the developers and site promoters are expecting delivery of 395 new homes from the three Direction for Growth Areas.

1.8 Table 4 has been produced using information contained within Chapter 10 of the Council's Housing Implementation Strategy 2018 and the information submitted to the Examination by the developers and site promoters of the three Direction for Growth Areas. The table illustrates that as of the 1st of April 2018, the Council has a 5 year land supply of **1,609 net additional dwellings**.

Dwelling Source	Potential Number of Additional Dwellings
Committed dwelling units	819
Dwelling units on smaller allocations and 5 year SHLAA sites	171
Town and District centre allocation dwelling units	154
Dwelling units on the three Direction for Growth Areas	395
Windfall unit allowance	70

Table 4 – Dwelling sources of the Council's 5 year supply calculation (taking account of developer and site promoter information)

