

**UPDATED SUMMARY OF HOUSING LAND REQUIREMENT & SUPPLY
AS AT 1 AUGUST 2017 (Sedgefield method)**

Housing Requirement 2011-2028 And Supply As At 1 August 2017

A.Minimum target provision 2011-2028	9,770 (575 per annum)
B.Net completions 1/4/2011 – 31/7/2017	2,174
C.Net planning permissions as at 1 August 2017 (4,431) (minus those on small brownfield sites (239))	4,192
D.Net resolutions to grant planning permission as at 1 August 2017	229
E.Windfall allowance 1/8/2017 – 31/3/2028 (based on annual rate of completions on small brownfield sites between 1/4/2011 & 31/7/2017 - 70 per annum)	747
F.Neighbourhood Plan allocations (Ripley Neighbourhood Plan)	185
G.Remaining housing requirement (A, minus (B + C + D + E + F))	2,243
H.Proposed additional sites in Local Plan	3,536
I.Proposed provision 2011-2028 (B + C + D + E + F + H)	11,063

5 Year Housing Supply Requirement As At 1 August 2017

(need to establish 5 year supply requirement up to 31 March 2023 – table shows requirement and provision from 1 August 2017 to 31 March 2023 (5.67 years) and the position equivalent to a 5 year period)

Required Provision 1/8/2017 – 31/3/2023

A)	5 year basic annual average (for 5.67 years)	3,260 (575 x 5.67)
Plus		
B)	Deficit 1/4/2011 – 31/7/2017 (required completions - 575 x 6.33 (3,640) minus actual completions (2,174)	1,466 (3,640 – 2,174)
C)	20% buffer for under provision	652 (3,260 / 5)
D)	20% buffer for shortfall	293 (1,466 / 5)
E)	Overall requirement for 5.67 years (A+B+C+D)	5,671

Housing Land Supply Provision As At 1 August 2017

Expected Provision 1/8/2017 – 31/3/2023

Adopted Local Plan/previous Core Strategy sites with planning permission	925
Other large brownfield sites with planning permission	918
Other large greenfield sites with planning permission	913
Small greenfield sites with planning permission	304
Small brownfield sites (windfall estimate – 70 per annum)	397
Sites with resolutions to grant planning permission (subject to S106)	144
Neighbourhood Plan sites	0
<u>Sub-total</u>	3,601
Proposed additional sites in Local Plan	2,101
Total supply 1/8/2017 to 31/3/2023 (5.67 years)	5,702 (5.70 years) (equivalent to 5.03 years over 5 year period)

**UPDATED SUMMARY OF HOUSING LAND REQUIREMENT & SUPPLY
AS AT 1 AUGUST 2017 (Liverpool method)**

Housing Requirement 2011-2028 And Supply As At 1 August 2017

A. Minimum target provision 2011-2028	9,770 (575 per annum)
B. Net completions 1/4/2011 – 31/7/2017	2,174
C. Net planning permissions as at 1 August 2017 (4,431) (minus those on small brownfield sites (239))	4,192
D. Net resolutions to grant planning permission as at 1 August 2017	229
E. Windfall allowance 1/8/2017 – 31/3/2028 (based on annual rate of completions on small brownfield sites between 1/4/2011 & 31/7/2017 - 70 per annum)	747
F. Neighbourhood Plan allocations (Ripley Neighbourhood Plan)	185
G. Remaining housing requirement (A, minus (B + C + D + E + F))	2,243
H. Proposed additional sites in Pre-Submission Local Plan	3,536
I. Proposed provision 2011-2028 (B + C + D + E + F + H)	11,063

5 Year Housing Supply Requirement As At 1 August 2017

(need to establish 5 year supply requirement up to 31 March 2023 – table shows requirement and provision from 1 August 2017 to 31 March 2023 (5.67 years) and the position equivalent to a 5 year period)

Required Provision 1/8/2017 – 31/3/2023

F)	5 year basic annual average (for 5.67 years)	3,260 (575 x 5.67)
Plus		
G)	Deficit 1/4/2011 – 31/7/2017 (6.33 years) (required completions - 575 x 6.33 (3,640) minus actual completions (2,174)	1,466 (3,640 - 2,174)
H)	5 year shortfall (1,466/10.67 x 5)	687
I)	Basic annual average + 5 year shortfall	3,947 (3,260 + 687)
J)	20% buffer (under provision & shortfall)	789 (3,947/ 5)
K)	Overall requirement for 5.67 years (D+E)	4,736 (3,947 + 789) (835 per annum)

Housing Land Supply Provision As At 1 August 2017

Expected Provision 1/8/2017 – 31/3/2023

Adopted Local Plan/previous Core Strategy sites with planning permission	925
Other large brownfield sites with planning permission	918
Other large greenfield sites with planning permission	913
Small greenfield sites with planning permission	304
Small brownfield sites (windfall estimate – 70 per annum)	397
Sites with resolutions to grant planning permission (subject to S106)	144
Neighbourhood Plan sites	0
<u>Sub-total</u>	3,601
Proposed additional sites in Local Plan	2,101
Total supply 1 August 2017 to 31 March 2023 (5.67 years)	5,702 (6.83 years) (equivalent to 6.02 years over 5 year period)