

SUMMARY OF HOUSING LAND REQUIREMENT & SUPPLY AS AT 1 APRIL 2019

Updating the 5 year housing requirement calculation

Following the withdrawal of the Submission Local Plan on 24 May 2019, the housing land requirement for the 5 year period from 1 April 2019 to 31 March 2024 has been calculated using the standard method in national planning guidance. This establishes a minimum annual local housing need figure as at 1 April 2019 and applies this figure over the five year period to 31 March 2024.

Step 1 – Setting the baseline

This first step uses the most relevant up to date national household projections published by MHCLG for each local authority area (2014-based projections at present):-

A	Number of households in Amber Valley at 1 April 2019	55,735
B	Number of households in Amber Valley as at 1 April 2029	59,203
C	Household growth in Amber Valley 2019-29 (C – B)	3,468
D	Average annual household growth 2019-29 (C / 10)	346.8

Step 2 – Adjustment for affordability

This second step makes an adjustment for housing affordability, using the most recent median workplace based affordability ratios published by the Office for National Statistics for each local authority area (these are the ratios published in 2018 at present). An adjustment is then applied where this ratio is 4 or greater, with the precise formula for the adjustment being as follows:-

Adjustment factor = $((\text{local affordability ratio} - 4) / 4) \times 0.25 + 1$

E	Median workplace based affordability ratio for Amber Valley	5.87
F	Adjustment factor $((5.87 - 4) / 4) \times 0.25$	0.116875
G	Minimum annual local housing figure $(1 + 0.116875) \times 346.8$	387.3

Step 3 – Capping

This third step applies a cap, which in the case of a local authority where the relevant strategic planning policies for housing were adopted over 5 years ago (which applies in the case of Amber Valley), is 40% above the 'Average annual household growth' figure:-

H	Average annual household growth	346.8
I	Minimum annual local housing figure	387.3
J	Cap $((346.8 + (40\% \times 346.8))$	485.6
K	Average annual household requirement	<u>486</u>

Updating the 5 year housing land supply calculation

Housing Requirement As At 1 April 2019

A	Annual requirement	486
B	5 year requirement 2019-2014 (486 x 5)	2,430
C	5% buffer to ensure choice & competition (B x (5 /100))	122
D	Overall 5 year requirement (B + C)	<u>2,552</u>

Housing Land Supply As At 1 April 2019

Expected Provision 1/4/2019 – 31/3/2024

Adopted Local Plan/previous Core Strategy sites with planning permission	583
Other large brownfield sites with planning permission	599
Other large greenfield sites with planning permission	1,110
Small greenfield sites with planning permission	251
Small brownfield sites (windfall estimate – 72 per annum)	360

Sub-total 2,903

Allowance for lapsed planning permissions 140
(estimate based on average annual lapse rate
between 1/4/11 and 31/3/2019 – 4.83%) (4.83 / 100 x 2,904)

Total supply 1/4/2019 to 31/3/2024 (2,903 – 140) **2,763**
(553 per annum)
(5.41 years)