

**Housing Land availability position based on proposed Core Strategy requirement (2008-2028)
including permissions, completions and commitments up until 31st March 2013**

5 year requirement

a) Core Strategy Housing provision 2008/2028	4000	200/yr
b) Net dwellings completed 2008/2013 (5.0 yrs)	552	110/yr (552÷5.0)
c) Net dwellings required 2013-2028 (15.0 years) (adjusted to a revised annual rate)	3448/15.0	230/yr
d) Adjusted Net 5 yr requirement 2013-2018	1150	230 x 5 (annual equivalent smoothed over plan period)
e) Add Buffer of 20%	1380	20% NPPF guideline (230 + 20% = 276) x 5

- a) Strategic housing provision based on previously proposed Core Strategy requirement.
- b) Actual completions in monitoring period divided by number of years.
- c) Residual requirements based on completions and plan period remaining. This figure gives the annualised requirement to attain planned figure.
- d) Five year requirement based on the revised/adjusted annualised rate.
- e) Buffer to allow for previous years under delivery 20% para. 47- NPPF.

Supply of deliverable sites (Housing Land Availability Survey 31st March 2013)

Sites subject to Section 106 agreements	293 dwellings
Affordable units	335
Sites with Planning permission (not started)	<u>1163</u>
Sub total	1791
Less sites ¹ not deliverable in 5 years	<u>-212</u>
Sub total	1579
Less 10% buffer ²	<u>-158</u>
Sub total	1421
Plus sites under construction	<u>+183</u>
TOTAL	1604 dwellings

1604 ÷ 276 = **5.81 year supply** at 31/3/13 (including 20% buffer)

¹ Sites at: Dale View Billington (23 units); part of site at Henthorn Road which will be built beyond the 5 year period (110 units); Victoria Mill Sabden (70 units); and Victoria St Garage (9 units).

² 10% buffer deducted until assessment of deliverability of individual sites is completed

**Housing Land availability position based on RSS requirement (2003-2021)
including permissions, completions and commitments up until 31st March 2013**

5 year requirement

a) RSS Housing provision 2003/2021	2900	161/yr
b) Net dwellings completed 2003/2012 (10.0yrs)	1350	135/yr (1350 ÷ 10.0)
c) Net dwellings required 2013-2021 (8.0 years) (adjusted to a revised annual rate)	1550/8.0	194/yr
d) Adjusted Net 5 yr requirement 2013- 2018 (5yrs)	970	194 x 5 (annual equivalent smoothed over plan period)
e) Add Buffer of 20%	1164	20% NPPF guideline (194 + 20% = 232.8) x 5

- a) Strategic housing provision based on RSS requirement.
- b) Actual completions in monitoring period divided by number of years.
- c) Residual requirements based on completions and plan period remaining. This figure gives the annualised requirement to attain planned figure.
- d) Five year requirement based on the revised/adjusted annualised rate.
- e) Buffer to allow for previous years under delivery 20% para. 47- NPPF.

Supply of deliverable sites (Housing Land Availability Survey 31st March 2013)

Sites subject to Section 106 agreements		293 dwellings
Affordable units		335
Sites with Planning permission		<u>1163</u>
	Sub total	1791
Less 2 sites ³ not deliverable in 5 years		<u>-212</u>
	Sub total	1579
Less 10% buffer ⁴		<u>-158</u>
	Sub total	1421
Plus sites under construction		<u>+183</u>
	TOTAL	1604 dwellings

1604 ÷ 232.8 = **6.89 year supply** at 31/03/13 (including 20% buffer)

³ Sites at: Dale View Billington (23 units); part of site at Henthorn Road which will be built beyond the 5 year period (110 units); Victoria Mill Sabden (70 units); and Victoria St Garage (9 units).

⁴ 10% buffer deducted until assessment of deliverability of individual sites is completed