

## **Updated housing supply and delivery document following the stage 2 hearing discussions, and the Inspector's action points and letter from 10th May 2018 (INS/31 and INS/32)**

This document includes the following:

1. An updated assessment of housing land supply at appendix A.
2. An updated assessment of housing delivery sufficient to provide five years' worth of housing at appendix B.

The base date for this assessment work is April 2018.

The assessments have been undertaken using a stepped trajectory (AP8 - INS/31):

- 2011-2018 (7 years at 502 dpa = 3,514) [FOAN 2011-2013, 10,040]
- 2018-2031 (13 years at 812 dpa) = 10,556)

**Total** over plan period = 3,514 + 10,556 = 14,070

3. The total completions for 2011- 2018 is 2,382 (which includes 497 for the year 17/18).
4. The housing land supply has been amended to reflect the proposed main modification to HSG6 to reduce the allocation to 220 dwellings. However, in light of the further work that has been done on HSG4 (NBBC/60 and NBBC/62) no changes have been made to the allocation (AP8 - INS/31).
5. The trajectory reflects the windfall allowance not being included in the first three years of the remaining period (i.e. it only applies to the last 10 years of the plan period) (AP8 - INS/31).
6. There has been a non-implementation rate of 10 % applied to small sites (AP8 - INS/31).
7. Expired or duplicate sites have been removed from the trajectory and on other sites the planning situation has been clarified as shown in appendix C (AP9 - INS/31).
8. Green Belt sites have assumed no completions before 2020/2021. The only Green Belt site with completions before this date is HSG3, Gipsy Lane. At the hearings, it was explained that a valid planning application with an agreed Planning Performance Agreement (PPA) had been submitted and processed to a stage where there are no technical issues. In line with the PPA, the application could be reported to the Planning Application Committee for an early decision as soon as the Plan has been

adopted. Sites at Top Farm and Callendar Farm, as part of HSG1, have also been pushed back one year. The site at HSG2, Arbury, has also been pushed back one year. Any delivery/completions on these sites as a result of the pushing back is shown on the trajectory (AP10 - INS/31).

9. An updated spreadsheet of NBBC20 is included at Appendix D.

The housing land supply is shown at appendix A.

The five year land assessments to consider the under delivery are as shown at appendix B. These have been calculated by the Sedgefield scenario of dealing with the under-delivery in the first five years, and the Liverpool scenario of dealing with the under-delivery over the remaining plan period of 13 years. Also calculated is a hybrid method, "Sedgepool", where the under delivery is dealt with in the first eight years of the Plan (AP8 - INS/31).

With both the Sedgepool and Liverpool scenarios there is a five year supply of land. Given the provisional view of the Inspector that circumstances would exist to justify the use of the Liverpool method, the council do not consider that any additional sites are necessary (Para 5 - INS/32). In addition to this is the following:

- There will be proposed main modifications in response to AP25 and AP37 which will clarify that suggested dwelling numbers to be delivered will be "at least", so that it is clear that higher numbers/densities would be acceptable.
- There will be a proposed main modification in response to AP13, to set out the Plan-led measure which would be taken in advance of any Plan review, should monitoring inform that delivery is starting to diverge from what the Plan intends.
- There will be a main modification to HSG1 in response to AP22, which will consider the future of the landscape buffer as opposed to protection of some landscape buffering under Policy NE5, which may give flexibility for higher densities within HSG1.
- As a mainly urban borough, there is also capacity for urban windfall (larger than four units) sites to come forward.
- There will be a proposed modification in response to AP101 in order to clarify the commitment to a plan review in light of the amended Regulations and the direction of the revised NPPF. This new policy will cover being flexible and responsive to the results of monitoring on the delivery of dwellings. It will allow for the consideration of utilising council powers such as CPO to ensure delivery of sites. It will emphasise the council's commitment to working with developers to ensure delivery of the largest of the strategic sites, its

commitments to keeping the Infrastructure Delivery Plan up to date, and its assurance that the council will continue to work with the other authorities in the Coventry and Warwickshire Housing Market Area.