

Nuneaton and Bedworth Borough Council

Five Year Housing Land Supply Calculation Summary as of 1st April 2019

1. The National Planning Policy Framework (NPPF) states that Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted plans.
2. This summary provides the Five Year Housing Land Supply (5HYLS) calculation as of 1st April 2019, for the five year period from 1st April 2019 to 31st March 2024. The summary has been produced in accordance with the National Planning Policy Framework (Feb 2019) and associated national planning policy guidance.
3. The calculation is based on the housing requirement of 14,060 dwellings set out in the Nuneaton and Bedworth Borough Plan covering the period 2011-2031. The Borough Plan was adopted on 10th June 2019.
4. In calculating the 5HYLS, the Council has accounted for the shortfall from previous years and accommodated it over the remainder of the plan period (the "Liverpool method"). The Council is utilising a stepped trajectory, delivering a target of 502 dwellings per annum for 2011-2018 and 812 dwelling per annum for 2018-2031.
5. In accordance with Government guidance, a 20% buffer has been applied to address historic under-delivery. The shortfall in delivery was 278 dwellings over the last 3 years and a total of 1,303 dwellings between 2011 and 2019.
6. The 5HYLS is based on the updated 2019 Housing Trajectory containing the full list of deliverable housing sites. This comprises permitted sites (with both full and outline permission), prior notification sites, strategic housing allocations, non-strategic housing allocations and resolution to grant sites. The trajectory sets out the sites that are considered to be deliverable within 5 years.
7. A 10% deduction for non-implementation of small sites equating to 18 dwellings per year, and a windfall allowance of 22 dwellings per year, has been applied based on past trends.
8. Whilst the objective is to achieve a five-year supply of housing sites, it should be viewed as a minimum on an ongoing basis. The 5HYLS will be updated at least annually so that the supply can be kept under review. If site permissions expire without having been implemented or are not delivered as quickly as expected, then the land supply figure will reduce accordingly. However, the Council will mitigate the risk of falling below the five year supply threshold and seek to maintain a healthy supply by granting planning permission for other applications where they are deemed to be acceptable in planning terms. It must be acknowledged however that the Council has no direct control over whether sites get built out or when they will be delivered.

Five Year Supply Calculation (utilising the Liverpool method)

Dwellings needed per year	812
Actual completions	3023
What should have been completed in the 8 years	4326
Shortfall in the 8 years	-1303
Housing supply needed over next 5 years (Stepped Trajectory 812 x5)	4060
Short fall spread over the remainder of the plan period i.e. 1303/12	-108.58
Shortfall rounded up (per year)	109
Total shortfall for the next 5 years (109 x 5)	545
Need plus the short fall (4060 + 545)	4605
Per annum (4605/5)	921
20% buffer (of the Total need plus the shortfall)	921
Number of dwellings required over 5 years plus the 20% buffer (4605+921)	5526
Dwellings needed per year over 5 year period (5526/5)	1105.2
Supply: Full Planning permission: 1328 dwellings Outline Planning permission: 627 dwellings Prior Notification: 10 dwellings SHLAA sites: 701 dwellings Allocations in the Green Belt: 1860 Allocations not in the Green Belt: 1923 Resolution to Grant Sites: 23 Windfalls and Prior Approvals: 66 10% deduction for non-completion on small sites: -90	6448
Number years supply (6448/1105.2)	5.834238