Nuneaton and Bedworth Borough Council

Five Year Housing Land Supply Calculation Summary as of 1ˢᵗ April 2023

Errata published November 2023

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 (5YHLS) calculation as of 1ˢᵗ April 2023, for the five year period from 1ˢᵗ April 2023 to 31ˢᵗ March 2028. The summary has been produced in accordance with the National Planning Policy Framework (2021) 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 5YHLS, 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 has totalled 1,541 dwellings between 2011 and 2023.

6. The 5YHLS is based on the updated 2023 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 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 5YHLS 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.

9. Following the publication In October 2023 of the housing land supply position statement as at 1ˢᵗ April 2023 which identified a supply of 5.47 years, it has come to light that the calculation

included an inaccurate figure for the number of completions (surplus of 35 units) and supply (deficit of 30 units). Therefore, as set out below the Council can demonstrate a position of 5.45 years.

Five Year Supply Calculation (utilising the Liverpool method)

Dwellings needed per year	812
Actual completions	5971
What should have been completed in the **12 years**	7574
Shortfall in the **11 years**	-1603
Housing supply needed over next 5 years (Stepped Trajectory 812 x5)	4060
Short fall spread over the remainder of the plan period i.e**. 1541/8**	-200.38
Shortfall rounded up (per year)	**201**
Total shortfall for the next 5 years **(201 x 5)**	1005
Need plus the short fall **(4060 + 1005)**	5065
Per annum **(5025/5)**	1013
20% buffer (of the Total need plus the shortfall)	1013
Number of dwellings required over 5 years plus the 20% buffer (**5025 + 1013**)	6078
Dwellings needed per year over 5 year period **(6078/5)**	1215.6
Supply: Full Planning permission: 944 dwellings Outline Planning permission: 299 dwellings Prior Notification: 12 dwellings SHLAA sites: 510 dwellings Allocations: 4845 dwellings Windfalls and Prior Approvals: 110 10% deduction for non-completion on small sites: -90	**6630**
Number years supply (6630/1206)	**5.454097**