

Five Year Land Supply Local Plan Examination Note

Introduction

During the Local Plan Examination Hearing Session on housing land supply (Wednesday 7 December 2016) the Inspector requested the provision of a set of tables which would demonstrate what the five year housing land supply position would be using a number of different scenarios and methodologies. This note provides the detail of each option and what this would mean in five year housing land supply terms.

The Inspector stated, for the purpose of this note, to use the Submission Local Plan housing target of 36,960 dwellings.

This note sets out what the five year land supply would be using:

- two alternative trajectories (one using a flat requirement of 1,540 dwellings per annum or 36,960 spread across the 24 year plan period, and a second which uses a stepped trajectory broadly representing what is anticipated to occur on the ground in terms of delivery of housing),
- two alternative methods for dealing with backlog (Sedgefield and Liverpool methods), and
- two alternative methods of dealing with the buffer to the five year supply, specifically whether or not it should be applied to the backlog.

It was agreed at the Local Plan Examination Hearing Session that, as Central Lincolnshire has not met housing targets since 2006/7, a 20% buffer should be applied in the Central Lincolnshire context. A 20% buffer is therefore applied in all scenarios.

In short, the scenarios are:

- **Scenario 1** – Flat trajectory (1,540dpa), Sedgefield Method, no buffer to backlog;
- **Scenario 2** – Flat trajectory (1,540dpa), Liverpool Method, no buffer to backlog;
- **Scenario 3** – Flat trajectory (1,540dpa), Sedgefield Method, buffer to backlog;
- **Scenario 4** – Flat trajectory (1,540dpa), Liverpool Method, buffer to backlog;
- **Scenario 5** – Stepped trajectory (1,000dpa 2012/13 – 2016/17; 1,540dpa 2017/18-2019/20; 2,040dpa 2020/21-2024/25; 1,540dpa 2025/26-2035/36), Sedgefield Method, no buffer to backlog;
- **Scenario 6** – Stepped trajectory (as above), Liverpool Method, no buffer to backlog;
- **Scenario 7** – Stepped trajectory (as above), Sedgefield Method, buffer to backlog; and
- **Scenario 8** – Stepped trajectory (as above), Liverpool Method, buffer to backlog.

Scenario 1 – Flat Trajectory, Sedgefield Method, no buffer to backlog

a	Housing Requirement 1 April 2012 to 31 March 2036 (24 year period)	36,960	
b	Average per year	1,540	a / 24
c	Five year requirement at 1 April 2012	7,700	b x 5
Undersupply 2012 to 2016			
d	Net completions 1 April 2012 to 31 March 2016 (4 year period)	3,735	see table 3 of 5YLS report Sept 2016
e	Target delivery rate 1 April 2012 to 31 March 2016	6,160	b x 4
f	Shortfall (-) / Surplus (+) for 2012 to 2016	-2,425	e - d
g	Estimate Current year	1,113	see table 5 of 5YLS report Sept 2016
h	Estimate of shortfall (-) / surplus (+) for current year 2016/17	-427	g - b
i	Total over (+) or under (-) supply 2012 to 2017	-2,852	f + h
j	Five Year requirement taking into account shortfall / surplus	10,552	c - i
k	Average per year taking into account shortfall / surplus	2,110	j/5
20% buffer			
l	Twenty percent buffer	1,540	c / 5
m	Total five year land supply target taking into account twenty percent buffer	12,092	j + l
n	Average per year	2,418	m / 5
Estimated five year supply 2017 to 2022			
o	Estimate of five year land supply	12,712	see table 5 of 5YLS report Sept 2016
p	Total (year)	5.26	o / n

Scenario 2 – Flat Trajectory, Liverpool Method, no buffer to backlog

a	Housing Requirement 1 April 2012 to 31 March 2036 (24 year period)	36,960	
b	Average per year	1,540	a / 24
c	Five year requirement at 1 April 2012	7,700	b x 5
Undersupply 2012 to 2016			
d	Net completions 1 April 2012 to 31 March 2016 (4 year period)	3,735	see table 3 of 5YLS report Sept 2016
e	Target delivery rate 1 April 2012 to 31 March 2016	6,160	b x 4
f	Shortfall (-) / Surplus (+) for 2012 to 2016	-2,425	e - d
g	Estimate Current year	1,113	see table 5 of 5YLS report Sept 2016
h	Estimate of shortfall (-) / surplus (+) for current year 2016/17	-427	g - b
i	Total over (+) or under (-) supply 2012 to 2017	-2,852	f + h
j	Five Year requirement taking into account shortfall (shortfall spread across 19 remaining years 2017-2036 - 150 per year or 751 in 5 years)	8,451	c - (i / 19) x 5
k	Average per year taking into account shortfall / surplus	1,690	j / 5
20% buffer			
l	Twenty percent buffer	1,540	c / 5
m	Total five year land supply target taking into account twenty percent buffer	9,991	j + l
n	Average per year	1,998	m / 5
Estimated five year supply 2017 to 2022			
o	Estimate of five year land supply	12,712	see table 5 of 5YLS report Sept 2016
p	Total supply in five year period (year)	6.36	o / n

Scenario 3 – Flat Trajectory, Sedgefield Method, buffer to backlog

a	Housing Requirement 1 April 2012 to 31 March 2036 (24 year period)	36,960	
b	Average per year	1,540	a / 24
c	Five year requirement at 1 April 2017	7,700	b x 5
Undersupply 2012 to 2016			
d	Net completions 1 April 2012 to 31 March 2016 (4 year period)	3,735	see table 3 of 5YLS report Sept 2016
e	Target delivery rate 1 April 2012 to 31 March 2016	6,160	b x 4
f	Shortfall (-) / Surplus (+) for 2012 to 2016	-2,425	e - d
g	Estimate Current year	1,113	see table 5 of 5YLS report Sept 2016
h	Estimate of shortfall (-) / surplus (+) for current year 2016/17	-427	g - b
i	Total over (+) or under (-) supply 2012 to 2017	-2,852	f + h
j	Five Year requirement taking into account shortfall / surplus	10,552	c - i
k	Average per year taking into account shortfall / surplus	2,110	j / 5
20% buffer also applied to backlog			
l	Twenty percent buffer	2,110	j / 5
m	Total five year land supply target taking into account twenty percent buffer	12,662	j + l
n	Average per year	2,532	m / 5
Estimated five year supply 2017 to 2022			
o	Estimate of five year land supply	12,712	see table 5 of 5YLS report Sept 2016
p	Total (year)	5.02	o / n

Scenario 4 – Flat Trajectory, Liverpool Method, buffer to backlog

a	Housing Requirement 1 April 2012 to 31 March 2036 (24 year period)	36,960	
b	Average per year	1,540	a / 24
c	Five year requirement at 1 April 2012	7,700	b x 5
Undersupply 2012 to 2016			
d	Net completions 1 April 2012 to 31 March 2016 (4 year period)	3,735	see table 3 of 5YLS report Sept 2016
e	Target delivery rate 1 April 2012 to 31 March 2016	6,160	b x 4
f	Shortfall (-) / Surplus (+) for 2012 to 2016	-2,425	e - d
g	Estimate Current year	1,113	see table 5 of 5YLS report Sept 2016
h	Estimate of shortfall (-) / surplus (+) for current year 2016/17	-427	g - b
i	Total over (+) or under (-) supply 2012 to 2017	-2,852	f + h
j	Five Year requirement taking into account shortfall (shortfall spread across 19 remaining years 2017-2036 - 150 per year or 751 in 5 years)	8,451	c - (i / 19) x 5
k	Average per year taking into account shortfall / surplus	1,690	j / 5
20% buffer also applied to backlog			
l	Twenty percent buffer	1,690	j / 5
m	Total five year land supply target taking into account twenty percent buffer	10,141	j + l
n	Average per year	2,028	m / 5
Estimated five year supply 2017 to 2022			
o	Estimate of five year land supply	12,712	see table 5 of 5YLS report Sept 2016
p	Total supply in five year period (year)	6.27	o / n

Scenario 5 – Stepped Trajectory, Sedgefield Method, no buffer to backlog

a	Housing Requirement 1 April 2012 to 31 March 2036 (24 year period)	36,960	
b	Average per year	1,540	a / 24
c	Five year requirement at 1 April 2017	8,780	(1540 x 3) + (2080 x 2)
Undersupply 2012 to 2016			
d	Net completions 1 April 2012 to 31 March 2016 (4 year period)	3,735	see table 3 of 5YLS report Sept 2016
e	Target delivery rate 1 April 2012 to 31 March 2016	4,000	1,000 x 4
f	Shortfall (-) / Surplus (+) for 2012 to 2016	-265	e - d
g	Estimate Current year	1,113	see table 5 of 5YLS report Sept 2016
h	Estimate of shortfall (-) / surplus (+) for current year 2016/17	+113	g - 1,000
i	Total over (+) or under (-) supply 2012 to 2017	-152	f + h
j	Five Year requirement taking into account shortfall / surplus	8,932	c - i
k	Average per year taking into account shortfall / surplus	1,786	j / 5
20% buffer			
l	Twenty percent buffer	1,756	c / 5
m	Total five year land supply target taking into account twenty percent buffer	10,688	j + l
n	Average per year	2,138	m / 5
Estimated five year supply 2016 to 2021			
o	Estimate of five year land supply	12,712	see table 5 of 5YLS report Sept 2016
p	Total (year)	5.95	o / n

Scenario 6 – Stepped Trajectory, Liverpool Method, no buffer to backlog

a	Housing Requirement 1 April 2012 to 31 March 2036 (24 year period)	36,960	
b	Average per year	1,540	a / 24
c	Five year requirement at 1 April 2012	8,780	(1540 x 3) + (2080 x 2)
Undersupply 2012 to 2016			
d	Net completions 1 April 2012 to 31 March 2016 (4 year period)	3,735	see table 3 of 5YLS report Sept 2016
e	Target delivery rate 1 April 2012 to 31 March 2016	4,000	1,000 x 4
f	Shortfall (-) / Surplus (+) for 2012 to 2016	-265	e - d
g	Estimate Current year	1,113	see table 5 of 5YLS report Sept 2016
h	Estimate of shortfall (-) / surplus (+) for current year 2016/17	+113	g - 1,000
i	Total over (+) or under (-) supply 2012 to 2017	-152	f + h
j	Five Year requirement taking into account shortfall / surplus (shortfall spread across 19 remaining years 2017-2036 – 8 per year or 40 in 5 years)	8,820	c - (i / 19) x 5
k	Average per year taking into account shortfall / surplus	1,764	j / 5
20% buffer			
l	Twenty percent buffer	1,756	c / 5
m	Total five year land supply target taking into account twenty percent buffer	10,576	j + l
n	Average per year	2,115	m / 5
Estimated five year supply 2016 to 2021			
o	Estimate of five year land supply	12,712	see table 5 of 5YLS report Sept 2016
p	Total (year)	6.01	o / n

Scenario 7 – Stepped Trajectory, Sedgefield Method, buffer to backlog

a	Housing Requirement 1 April 2012 to 31 March 2036 (24 year period)	36,960	
b	Average per year	1,540	
c	Five year requirement at 1 April 2017	8,780	(1540 x 3) + (2080 x 2)
Undersupply 2012 to 2016			
d	Net completions 1 April 2012 to 31 March 2016 (4 year period)	3,735	see table 3 of 5YLS report Sept 2016
e	Target delivery rate 1 April 2012 to 31 March 2016	4,000	1,000 x 4
f	Shortfall (-) / Surplus (+) for 2012 to 2016	-265	e - d
g	Estimate Current year	1,113	see table 5 of 5YLS report Sept 2016
h	Estimate of shortfall (-) / surplus (+) for current year 2016/17	+113	g - b
i	Total over (+) or under (-) supply 2012 to 2017	-152	f + h
j	Five Year requirement taking into account shortfall / surplus	8,932	c - i
k	Average per year taking into account shortfall / surplus	1,786	j / 5
20% buffer also applied to backlog			
l	Twenty percent buffer	1,786	j / 5
m	Total five year land supply target taking into account twenty percent buffer	10,718	j + l
n	Average per year	2,144	m / 5
Estimated five year supply 2016 to 2021			
o	Estimate of five year land supply	12,712	see table 5 of 5YLS report Sept 2016
p	Total (year)	5.93	o / n

Scenario 8 – Stepped Trajectory, Liverpool Method, buffer to backlog

a	Housing Requirement 1 April 2012 to 31 March 2036 (24 year period)	36,960	
b	Average per year	1,540	a / 24
c	Five year requirement at 1 April 2012	8,780	(1540 x 3) + (2080 x 2)
Undersupply 2012 to 2016			
d	Net completions 1 April 2012 to 31 March 2016 (4 year period)	3,735	see table 3 of 5YLS report Sept 2016
e	Target delivery rate 1 April 2012 to 31 March 2016	4,000	1000 x 4
f	Shortfall for 2012 to 2016	265	e - d
g	Estimate Current year	1,113	see table 5 of 5YLS report Sept 2016
h	Estimate of shortfall/surplus current year 2016/17	113	g - b
i	Total Undersupply 2012 to 2017	152	f + h
j	Five Year requirement taking into account shortfall (shortfall spread across 19 remaining years 2017-2036 - 8 per year or 40 in 5 years)	8,820	c - (i / 19) x 5
k	Average per year taking into account shortfall	1,764	j / 5
20% buffer also applied to backlog			
l	Twenty percent buffer	1,764	j x 0.20
m	Total five year land supply target taking into account twenty percent buffer	10,584	j + l
n	Average per year	2,117	m / 5
Estimated five year supply 2016 to 2021			
o	Estimate of five year land supply	12,712	see table 5 of 5YLS report Sept 2016
p	Total (year)	6.01	o / n