

NEWARK & SHERWOOD FIVE YEAR LAND SUPPLY STATEMENT as at 31st March 2015

1.0 Introduction

- 1.1 The District Council is currently producing its full Housing Monitoring Report & Five Year Housing Land Supply Statement for the 1 April 2014 to 31 March 2015 period and this will be available shortly; however it is recognised that the current status of the land supply is an important consideration in the determination of planning applications and therefore the Council undertook to publish this statement in Summer 2015.

2.0 Methodology

- 2.1 The District Council has reviewed the methodology for determining its five year land supply; this reflects the ongoing debate that is occurring amongst the planning profession and through the consideration of Planning Appeals on what is the most appropriate way to determine if a Local Planning Authority has one.
- 2.2 The Council has always used a variant of the 'Liverpool' method based on the former National Indicator 159 to determine supply. This approach was endorsed by the Planning Inspectorate in the Examination into the Core Strategy and the Allocations & Development Management DPD. This method provided a forward looking projection of supply based on a current year, plus five, approach. This meant that there was always a full five years projection no matter what point in the current year you were at. It is clear that very few Local Planning Authorities now use this approach and indeed it is very hard to compare supply because of the 'floating year' used within it.
- 2.3 The Liverpool method approach was deemed the most appropriate by the Planning Inspectors at both DPD examinations as it was recognised that the Strategic Urban Extensions would not be able to make substantial contributions in the early years of the Plan.
- 2.3 In order to allow better comparison and understanding of the supply we have prepared a traditional 'Liverpool' approach which does not include a 'floating year' and includes the required 20% buffer for under-delivery. We have also prepared a 'Sedgefield' approach which requires any shortfall to be made up within the five year period this has also included the required 20% buffer for under delivery. The housing target used within these calculations is that which is contained within the Newark & Sherwood Core Strategy (Adopted March 2011) derived from the former East Midlands Regional Plan. This requires 740 dwellings per annum to be built from 2006 to 2026.
- 2.4 The District Council recognises that the National Planning Policy Framework requires Local Plans to include an Objectively Assessed Need (OAN) of housing, derived from a Strategic Housing Market Assessment. Therefore the District Council with its partners in the Nottingham Outer Housing Market Area, Ashfield and Mansfield

District Councils have commissioned a Strategic Housing Market Assessment. This study shows that between 2013 and 2033 the annual dwellings per annum requirement for the District is 454 dwellings.

- 2.5 Clearly this figure is considerably lower than the current housing target. Although it has not yet been tested as part of any development plan examination, it has been the subject of stakeholder consultation. It does show a clear indication of the housing need in the District, and indicates that any future Local Plan which the District Council produces will need to plan for a lower level of housing need. Therefore a 'Liverpool' and 'Sedgefield' calculation of five year housing land supply has also been produced using the most up-to-date calculation of OAN contained within the draft Strategic Housing Market Assessment. A 20% under delivery buffer has been applied to these figures as with those based on the current housing target.

3.0 Five Year Supply Calculation Results

- 3.1 As of the 31 March 2015 the five year supply using the housing targets contained within the Core Strategy and derived from the Region (740 dwelling per annum) is as follows:

Method	Years of Supply
Liverpool Method – deliver shortfall over the whole plan period	3.4
Sedgefield Method – deliver shortfall within the five years	2.6

The full detail of the supply is contained within Appendix 1 and 2.

- 3.2 As of the 31 March 2015 the five year supply using the draft SHMA OAN figure (454 dwellings per annum) is as follows:

Method	Years of Supply
Liverpool Method – deliver shortfall over the whole plan period	7.1
Sedgefield Method – deliver shortfall within the five years	6.9

The full detail of the supply calculation is contained within Appendix 3 and 4.

Appendix 1: 5 Year Land Supply Calculation using Core Strategy Target & Liverpool Method

Requirements under Liverpool

Newark and Sherwood Core Strategy Adopted DPD Requirements (2006 - 2026)	14800
Annual Target (14800 / 20)	740
Housing Target for 5 year period 2015 – 2020 (740 * 5)	3700
Housing target 2015 – 2020 (20% buffer applied)	4440
Housing shortfall (built up from years when targets not met)	3289
Shortfall spread across remaining Plan period (2015 – 2026) (3289 / 11)	299
Shortfall to be made up in next 5 years (299 * 5)	1495
5 Year Housing Requirement (5 year Target including 20% buffer + shortfall) (4440 + 1495)	5935
Annual Housing Requirement	1187

Supply calculation Liverpool

Total 5 year requirement	Including 20% buffer and meeting shortfall over Plan period	5935
Annualised housing requirement	5 year requirement / 5	1187
Total five year supply breakdown	Large sites with planning permission	1335
	Small sites with planning permission	365
	Core Strategy Allocations	1010
	Other Allocations	1290
	Total Deliverable sites	4000
Total five year supply	Supply / requirement (4000 / 1187)	3.4

Appendix 2: 5 Year Land Supply Calculation using Core Strategy Target & Sedgefield Method

Requirements under Sedgefield

Newark and Sherwood Core Strategy Adopted DPD Requirements (2006 - 2026)	14800
Annual Target (14800 / 20)	740
Housing Target for 5 year period 2015 – 2020 (740 * 5)	3700
Housing target 2015 – 2020 (20% buffer applied)	4440
Housing shortfall (built up from years when targets not met)	3289
Shortfall spread across next 5 year period (2015 – 2020) (3289 / 5)	658
5 Year Housing Requirement (5 year Target including 20% buffer + shortfall) (4440 + 3289)	7729
Annual Housing Requirement	1546

Supply Calculation Sedgefield

Total 5 year requirement	Including 20% buffer and meeting shortfall within 5 years	7729
Annualised housing requirement	5 year requirement / 5	1546
Total five year supply breakdown	Large sites with planning permission	1335
	Small sites with planning permission	365
	Core Strategy Allocations	1010
	Other Allocations	1290
	Total Deliverable sites	4000
Total five year supply	Supply / requirement (4000 / 1546)	2.6

Appendix 3: 5 Year Land Supply Calculation using OAN Target & Liverpool Method

Requirements under Liverpool

Total Objectively Assessed Housing Need (2013-2026)	5902
Annual Target (5902 / 13)	454
Housing Target for 5 year period 2015 - 2020 (454 * 5)	2270
Housing target 2015 – 2020 (20% buffer applied)	2724
Housing shortfall (built up from years when targets not met)	187
Shortfall spread across remaining Plan period (2015 – 2026) (187 / 11)	17
Shortfall to be made up in next 5 years (17 * 5)	85
5 Year Housing Requirement (5 year Target including 20% buffer + shortfall) (2724 + 85)	2809
Annual Housing Requirement	562

Supply Calculation Liverpool

Total 5 year requirement	Including 20% buffer and meeting shortfall over Plan period	2809
Annualised housing requirement	5 year requirement / 5	562
Total five year supply breakdown	Large sites with pp	1335
	Small sites with pp	365
	Core Strategy Allocations	1010
	Other Allocations	1290
	Total Deliverable sites	4000
Total five year supply	Supply / requirement (4000 / 562)	7.1

Appendix 4: 5 Year Land Supply Calculation using OAN Target & Sedgfield Method

Requirements under Sedgfield

Total Objectively Assessed Housing Need (2013-2026)	5902
Annual Target (5902 / 13)	454
Housing Target for 5 year period 2015 - 2020 (454 * 5)	2270
Housing target 2015 – 2020 (20% buffer applied)	2724
Housing shortfall (built up from years when targets not met)	187
Shortfall spread across next 5 years period (2015 – 2020) (187 / 5)	37
5 Year Housing Requirement (5 year Target including 20% buffer + shortfall) (2724 + 187)	2911
Annual Housing Requirement	582

Supply Calculation Sedgfield

Total 5 year requirement	Including 20% buffer and meeting shortfall within 5 years	2911
Annualised housing requirement	5 year requirement / 5	582
Total five year supply breakdown	Large sites with pp	1335
	Small sites with pp	365
	Core Strategy Allocations	1010
	Other Allocations	1290
	Total Deliverable sites	4000
Total five year supply	Supply / requirement (4000 / 582)	6.9