

POSITION UP TO THE 29TH FEBRUARY 2020 – WITH AMENDMENTS AS DISCUSSED AT THE LOCAL PLAN EXAMINATION HEARINGS.

WITH THE LOCAL PLAN ALLOCATIONS WITH A 5% BUFFER

Set out below is the Housing Trajectory from the Local Plan for the period 2017 - 2031

2017/18	565	2024/25	558
2018/19	558	2025/26	558
2019/20	558	2026/27	558
2020/21	558	2027/28	558
2021/22	558	2028/29	558
2022/23	558	2029/30	558
2023/24	558	2030/31	558

BOX 1 – REQUIREMENT

How much housing the District should be delivering over the next 5 years.

Total housing requirement 2017 – 2031 (Including the shortfall of housing up to 1/3/17)	7819
Less completions 2017/2018 & 2018/2019 & current period (2019/20)	1420
Subtotal	6399
5 year housing requirement 2019 – 2024 = 5 x 558	2790
Plus 5 % buffer	140
Plus shortfall for 2017/2018 & 2018/2019 & current period (2019/20)	261
Overall 5 year housing requirement (Y)	3191

BOX 2 – COMMITMENTS

If all commitments came forward with no constraints within the 5 years

Allocated sites	1621
Inland dwelling commitments	3058
Coastal dwelling Commitments	819
Total commitments	5498

DELIVERABILITY OF SITES

The box below shows the deliverable commitments over the 5 years in current market conditions, after the Council has assessed individual sites by speaking to developers and planning officers, checking building control records and carrying out site visits. The Council monitors this monthly through its position statement, which is published once a year on the Councils website.

Expiries of permissions are removed from the housing position statement so do not feature in the figures in box 4.

BOX 4 – DELIVERABILITY OF SITES

Allocated sites in the Local Plan	1604
Inland housing commitments	1723
Coastal housing commitments	450
Total (X)	3777

CALCULATING THE 5 YEAR HOUSING SUPPLY

Taking the information from boxes 1 and 4 above the calculation of the supply is $(X/Y) \times 100$

BOX 5 – CALCULATING THE 5 YEAR HOUSING SUPPLY

$(3777/3191) \times 100$	118%
118% x 5 = 5.92 years	

5 YEAR SUPPLY FIGURE (5% buffer)	5.92 years
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FOR ILLUSTRATIVE PURPOSES ONLY – THE 5 YEAR SUPPLY WITH A 20% BUFFER IS SHOWN BELOW

BOX 1 – REQUIREMENT	
How much housing the District should be delivering over the next 5 years.	
Total housing requirement 2017 – 2031 (Including the shortfall of housing up to 1/3/17)	7819
Less completions 2017/2018 & 2018/2019 & current period (2019/20)	1420
Subtotal	6399
5 year housing requirement 2019 – 2024 = 5 x 558	3156
Plus 20 % buffer	558
Shortfall for 2017/18 & 2018/2019 & current period (2019/20)	261
Overall 5 year housing requirement (Y)	3609

DELIVERABILITY OF SITES

The box below shows the deliverable commitments over the 5 years in current market conditions, after the Council has assessed individual sites by speaking to developers and planning officers, checking building control records and carrying out site visits. The Council monitors this monthly through its position statement which is published once a year on the Councils website.

BOX 4 – DELIVERABILITY OF SITES	
Allocated sites in the Local Plan	1621
Inland housing commitments	1723

Coastal housing commitments	450
Total (X)	3777

CALCULATING THE 5 YEAR HOUSING SUPPLY

Taking the information from boxes 1 and 4 above the calculation of the supply is
 $(X/Y) \times 100$

BOX 5 – CALCULATING THE 5 YEAR HOUSING SUPPLY	
$(3777/3609) \times 100$	105%
105% x 5 = 5.23 years	
5 YEAR SUPPLY FIGURE (20% buffer)	5.23 years