

**MALVERN HILLS
DISTRICT**

**HOUSING LAND AVAILABILITY
&
5 YEAR HOUSING SUPPLY**

APRIL 2011

1.0 MALVERN HILLS DISTRICT HOUSING COMPLETIONS 2010 to 2011

1.1 This section examines the number and make up of houses completed with Malvern Hills District in 2010/11. The section is split into two themes, firstly total annual new build completions and secondly demolitions, conversions and change of use. The combined result of these two themes provides the study with a net completion figure. The net figure, along with previous years, is used to monitor against housing targets set by the West Midlands Regional Spatial Strategy.

Total Annual New Build Completions in 2010/11

1.2 In the twelve months ending 31 March 2011 a total of 149 dwellings were built in Malvern Hills District. This is 107 dwellings less than the total annual mean average of 256 completed dwellings over the last 15 years. Taking into account demolitions, changes of uses in to and out of dwellings and conversions, the net increase to the dwelling stock during 2010/11 was 137 dwellings.

Year	Total Annual New Build Completions (gross)	Demolitions	Total Conversion losses / gains	Total Change of use losses / gains	Total Net Completions*	Total number of dwellings built
1996/7	#	#	#	#	#	402
1997/8	#	#	#	#	#	467
1998/9	#	#	#	#	#	306
1999/0	#	#	#	#	#	151
2000/1	#	#	#	#	#	196
2001/2	#	#	#	#	#	184
2002/3	#	#	#	#	#	256
2003/4	#	#	#	#	#	273
2004/5	#	#	#	#	#	248
2005/6	140	11	7	21	157	178

Year	Total Annual New Build Completions (gross)	Demolitions	Total Conversion losses / gains	Total Change of use losses / gains	Total Net Completions*	Total number of dwellings built
2006/7	160	2	4	21	183	187
2007/8	212	21	21	87	299	330
2008/9	182	16	27	63	256	272
2009/10	174	17	2	63	222	245
2010/11	107	7	4	33	137	149
TOTAL	975	75	65	289	1,253	3,844

Comparative data not available

* The formula used to establish total net completions is as follows: Total annual new build completions + Conversion losses and gains + Change of use losses and gains – Demolitions.

Table one: Housing Completions April 1996 to March 2011

- 1.3 The total amount of new builds in this monitoring period equates to 107 dwellings or 26 sites. Since the high of 2007/8 new builds have been slowly declining. It is anticipated this trend will continue over the next few years as the availability land allocated in the adopted local plan gets built out. This is having a direct impact on the annual supply of newly completed dwelling stock. For example compared to the previous 12 months, 2010/11 has seen a 39% drop in net built dwellings.
- 1.4 There were 4 completed dwellings (on 3 sites) during the 2010/11 monitoring period which met the housing land monitor's definition of residential subdivision.
- 1.5 Figure one illustrates the number of gross new dwellings built on previously developed land. For the purposes of this graph gross completions are made up of new build dwellings, gains from change of use and gains from conversions on previously developed land as a total of all gross completions.

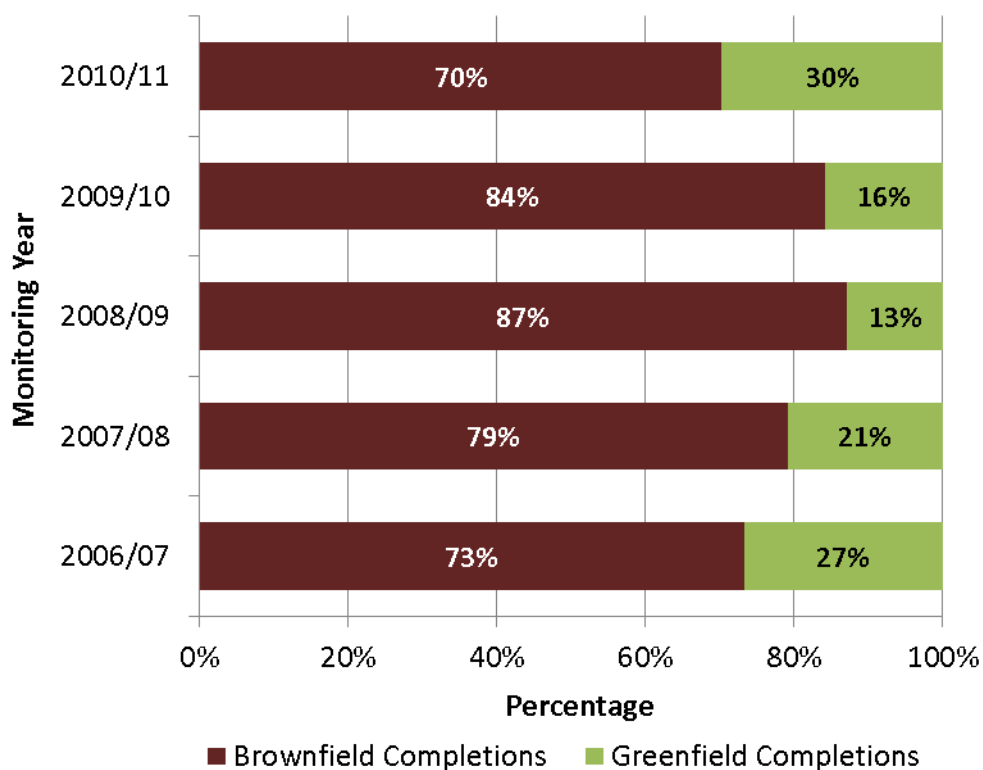


Figure one: The number of gross new dwellings being built on Brownfield and Greenfield land since 2005/6.

1.6 The proportion of new housing completed on greenfield land had been in decline over the past 5 years. However during the last monitoring year the number of greenfield completions as a proportion of total completions has risen to 30%. Whilst this represents a 14 percentage point increase on 2009/10 the actual number of completed dwellings on greenfield land remains in line with previous years, as illustrated in table two. For this reason it is argued that MHDC is still adhering to MHDLP policy DS5 (Housing sites within Malvern Urban Area).

Year	06/07	07/08	08/09	09/10	10/11
Number of dwellings completed on greenfield land	50	69	35	39	44

Table two: Number of dwellings (gross) completed on greenfield land since 2006.

Year	local plan allocated sites	Windfall Sites		
		10 dwellings or more	5 to 9 dwellings	1 to 4 dwellings
2007/8	14 (4%)	70 (21%)	246 (75%)	
2008/9	59 (22%)	96 (35%)	118 (43%)	
2009/10	93 (38%)	66 (27%)	86 (35%)	
2010/11	62 (42%)	14 (9%)	10 (7%)	63 (42%)

Table three: Total number of gross completions by planning policy type.

- 1.7 Table three and figure two indicate allocated local plan sites are increasingly becoming an important component of housing land supply. In the twelve months ending 31 March 2011, Malvern Hills District recorded a further drop in the number of small windfall sites being built. Though it is difficult to establish why this trend has emerged, it would seem that the recent recession has affected the type of built supply.
- 1.8 It is suggested the limited supply of mortgage products available in the UK is having a direct affect on the number of smaller developments built throughout the District. Curiously the decrease in the number of small site builds is being replaced by an increase in the number of larger sites (including Local Plan sites such as Malvern Vale) builds. In the short term, it could be argued that MHDCs flexible supply of housing land is helping to mitigate the effects of the UK recession on the number of built houses. However this flexibility will be tested should the level of housing supply continue to fall.

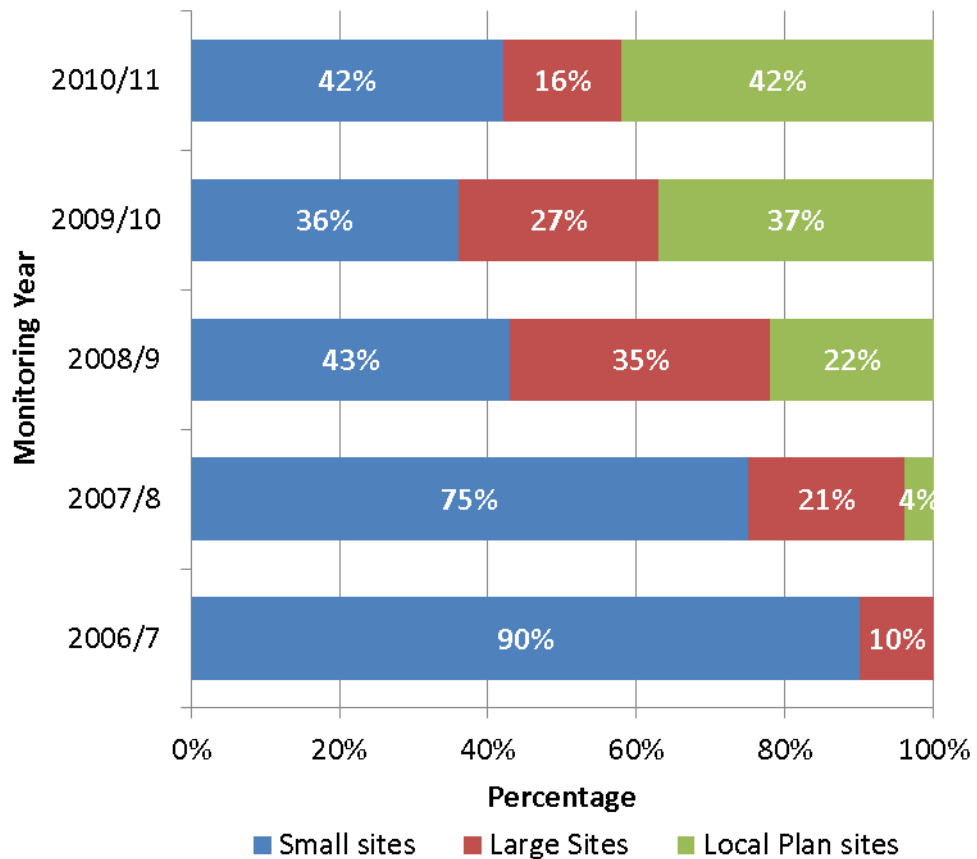


Figure two: Relationship between small windfall sites (0 to 4 dwellings), large windfall sites (5 or more dwellings) and local plan allocated site completions as a percentage total per year.

1.9 Table four shows a further breakdown of completed dwellings by type and size. Analysis of all properties built this year shows that of the total (gross) 148 dwellings completed, 128 were houses (86%), 19 were flats (13%) whilst the remaining 2 dwellings were found to be too difficult to ascertain the number of bedrooms.

Dwelling Type	No. Of Bed Units				Total
	1 Bed	2 Bed	3 Bed	4 Bed & more	
Houses & Bungalows	7	40	49	32	128
Flats & Maisonettes	7	11	1	0	19
Total	14	51	50	32	147

Dwelling Type	No. Of Bed Units				Total
	1 Bed	2 Bed	3 Bed	4 Bed & more	
Totals As %	9%	34%	34%	22%	N/A
No. of dwellings where no. of bedrooms was unknown					2

Table four: Completed dwellings by type and size 2010/11

1.10 As illustrated by tables four and five, there has been a further decrease in the number of flats built. The large element of built dwellings was from two, three and more than four bedroomed houses. It is important to continue to monitor these trends against ONS population estimate to ensure the appropriate types of dwellings are meeting the needs of the District. The following table shows a breakdown of completed dwelling by type since 2001.

Year	Houses & Bungalows	Flats & Maisonettes	Unknown
2000/1	97	49	17
2001/2	122	20	15
2002/3	185	29	42
2003/4	229	24	20
2004/5	141	85	22
2005/6	130	26	22
2006/7	150	18	19
2007/8	247	63	18
2008/9	146	117	9
2009/10	195	33	19
2010/11	128	19	2
TOTAL	1,770	483	205

Table five: Completed dwellings by type since 2000/1

1.11 The total average net density of completed sites and or completed phases, as quoted to the Government Office for the West Midlands / West Midlands Leaders Board, was 11 dwellings per hectare. [Please

note this calculation only includes completed sites and phases of sites of which there were 80 net dwellings on 7.32 hectares].

1.12 The average density for completions on fully completed small sites (those sites of 4 dwellings or less) was 9 dwellings per hectare. Conversely, the average net density of dwellings on fully completed large sites (those sites of 5 or more dwellings) was approximately 46 dwellings per hectare. Unfortunately this data is not comparable with the neighbouring South Worcestershire authority's reports due to a differing definition in small and large site definitions.

1.13 As well as the average density, density by band is monitored. This can be particularly helpful in those authorities where, due to the nature of the authority, densities tend to be either particularly low or high. A good example locally is the difference between predominantly rural authorities such as Malvern Hills and Wychavon and a predominantly urban authority such as Worcester City. The result of the bands provides a clearer picture and helps to unmask the District's averaged net density.

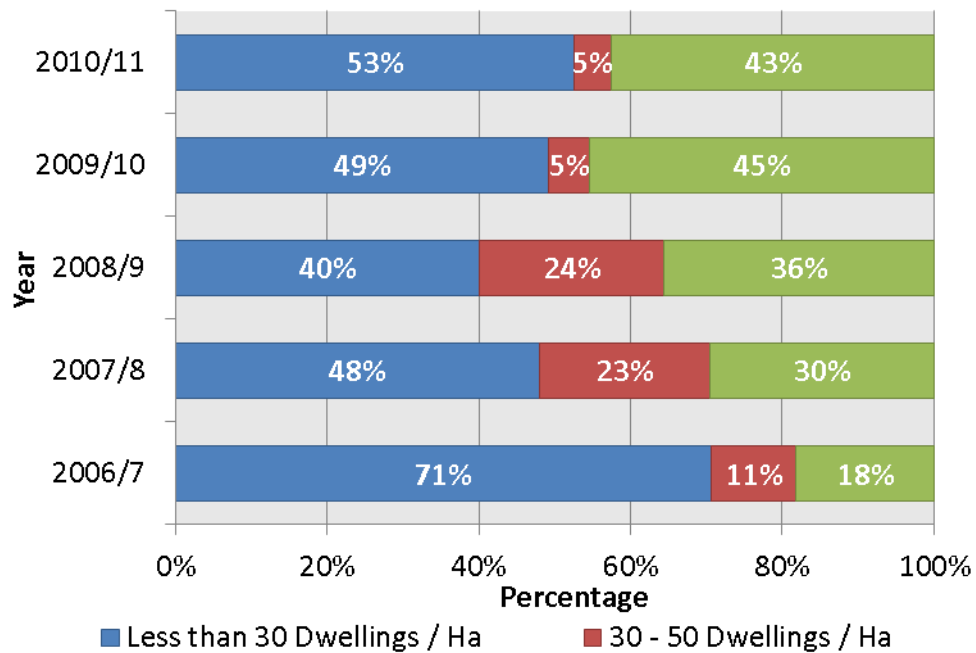


Figure three: Average density of completed dwellings on completed sites and or completed phases

How many new dwellings have been added to Malvern Hills District's housing stock during 2010/11?

- 1.14 This is calculated as the sum of new build completions, minus demolitions, plus any net gain through residential conversions and changes of use into and out of dwellings. Paragraph 1.22 illustrates the formula used to establish the annual net increase in housing stock.

Demolitions

- 1.15 In the twelve months ending 31 March 2011, 7 dwellings on 7 sites were demolished.

Conversions

- 1.16 CONVERSION GAINS: In the twelve months ending 31 March 2011, the housing database recorded +4 dwellings on 3 sites were provided by way of conversions from existing residential buildings.
- 1.17 CONVERSION LOSSES: In the twelve months ending 31 March 2011, the housing database recorded no dwellings lost by way of conversion from existing residential buildings.

Change of Use

- 1.18 CHANGE OF USE GAINS: In the twelve months ending 31 March 2011, change of use from other previous uses accounted for 33 dwellings on 20 sites (all dwellings were on small sites). Out of this total, 17 dwellings or 14 sites were barn conversions in greenfield locations.
- 1.19 CHANGE OF USE LOSSES: In the twelve months ending 31 March 2011, there were no recorded dwellings lost due to change of use.
- 1.20 The study will continue to monitor the amount of readily available convertible buildings in the District and also whether a trend exists for demolition and new build developments.

Net Completions

1.21 The formula used is $a - b + c + d = \text{net completions}$

a)	New Build Completions (gross)	107
b)	Demolitions	7
c)	Change of Use (net gain)	33
d)	Conversions (net gain)	4

1.22 Therefore the number of net dwellings completed in 2010/11 is:

137 dwellings

2.0 MALVERN HILLS DISTRICT HOUSING LAND POSITION AT APRIL 2011

2.1 At 31 March 2011 there were 699 dwellings with unimplemented outstanding detailed or outline planning permission, 97 dwellings under construction and 81 dwellings on 4 local plan allocated sites without planning permission. Thus the gross number of dwellings available (i.e. those sites with planning consent or an allocated local plan site) totals 894 compared with 1,013 in 2009/10, 1,192 in 2008/9; 1,235 in 2007/8; 1,047 in 2006/7; and 925 in 2005/6.

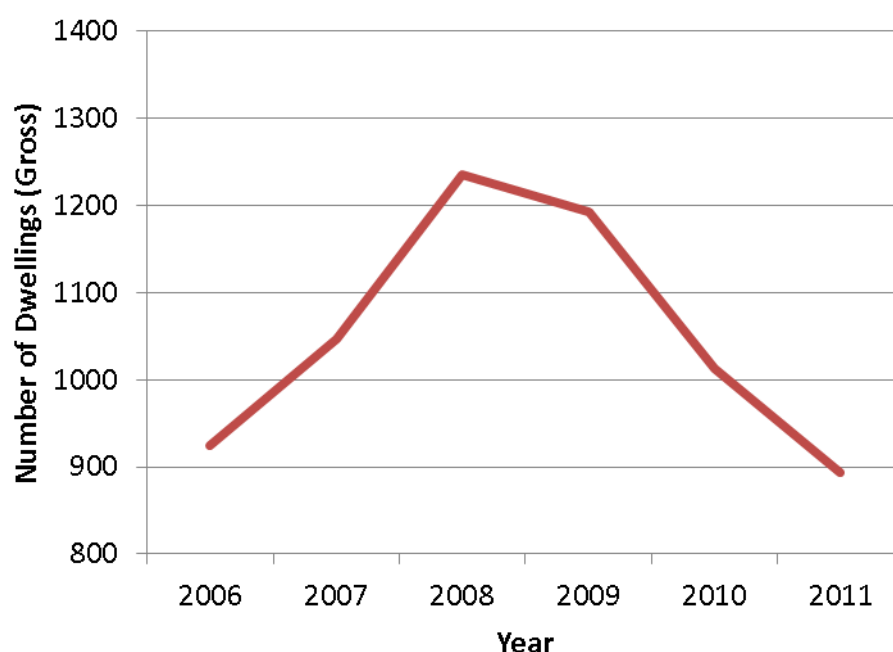


Figure four: Graph illustrating Malvern Hills District's annual supply of dwellings (gross) since April 2006.

2.2 The level of commitments peaked in April 2008 and the annual housing supply is now in decline. There are two significant factors contributing to this decline, firstly the level of new windfall dwelling consents has slowed over the past two years and secondly local plan allocated site commitments are being built out. Furthermore table five illustrates more dwellings are either being built out or expiring than new dwellings

gaining planning consent. This trend is predicted to continue over the short term until the adoption of the South Worcestershire Development Plan. This will have a direct impact on MHDC's annual supply housing commitments.

Annual change in Housing Supply during 2010/11	Number of Dwellings
Planning consent granted on new sites	+151
Expired planning consent	-121
Built out planning consent	-149
Total annual change in housing supply	-119

Table six: Annual change in Malvern Hills District Housing Supply
(Please note calculations are based on gross figures)

Concluding the Structure Plan Housing Requirement

- 2.3 Malvern Hills District was tasked with building 3,900 dwellings over 15 years between 1996 and 2011. Over these 15 years Malvern Hills District has built 3,844 dwellings some 56 dwellings short of the Worcestershire Structure Plan requirement. Taking into account those dwellings currently under construction Malvern Hills District has achieved its 15 year housing requirement by 41 dwellings.
- 2.4 At March 2011 Malvern Hills District illustrated a potential oversupply of 822 dwellings based on Structure Plan housing requirements (table six).

Housing Land Position at April 2011	
Worcestershire Structure Plan Requirement 96-11	3,900
Gross Completions 1996-2011	3,844
Gross Commitments at April 2011	813
<i>(Dwellings under construction)</i>	<i>(97)</i>
<i>(Dwellings outstanding)</i>	<i>(716)</i>
Assuming a 2% non-implementation rate	797

Windfall Allowance 1/4/2006 to 31/3/2011 <i>(Based upon WCSP EIP Panel approved methodology)</i>	Zero (in last year of plan)
Residual Balance <i>((Completions (3,844) + Commitments (797) + Windfall Allowance (0)) - WSP requirement (3900))</i>	+741
Outstanding Local Plan Housing Allocations at April 2011 (without the benefit of planning permission)	
H4 Lower Howsell Road	4
H10 Hospital site, Lansdowne Crescent	15
H12 QinetiQ S&T site, St Andrews Road	30
H13 Barrack Store site, Court Road	30
Total Allocations	81
Potential Oversupply <i>Residual Balance (741) + Total Allocations (81)</i>	+822 dwellings

Table seven: Housing land position at April 2011

- 2.5 Approximately 71% (579 out of 813 dwellings) of all dwelling with outstanding planning permission were located on previously developed (Brownfield) land. Please note this figure take into account recent PPS3 changes to the definition of previously developed land and specifically private residential gardens. This ratio will be monitored in future studies.
- 2.6 Out of the 813 gross commitments at April 2011 approximately 135 dwellings, with outstanding permission, consist of change of use, conversions or subdivisions, either from residential properties or other types of buildings. Approximately 581 dwellings are new build which may involve demolition of an existing dwelling.

	Detailed permission	Outline permission	Total Housing	% total
Greenfield land	207	27	234	29%
Brownfield land	521	58	579	71%
TOTAL	728	85	813	100%
Large sites (10+)	408	55	436	57%
Small site (1 to 9)	320	30	350	43%
TOTAL	728	85	813	100%

Table eight: Housing land with permission at 31 March 2011 (including under construction).

- 2.7 This concludes the monitoring of the Worcestershire County Structure Plan housing requirement.

Affordable Housing

- 2.8 In the monitoring year 2010/11, 62 (78 including Homebuy Direct scheme) affordable homes were delivered across sites in the District. This is up from 56 homes in 2009/10, down from 122 homes in 2008/09 and slightly up on 2007/08 (72 homes). Future projections show this trend is likely to continue over the next four to five years whilst the Malvern Vale site is built out. Malvern Hills District and specifically Lower Broadheath saw a continued supply of rural affordable housing in 2010/11. This site utilised local plan policy CN3 resulting in planning consent that helps the local rural community to access local housing at an affordable price.
- 2.9 This year the Housing Land Monitor has included affordable housing via the Homebuy Direct scheme. Whilst this does not meet PPS3's definition of affordable housing this type of housing does provide local communities with an alternative type of affordable housing.

Location	RSL Rent Scheme	RSL Shared Ownership Scheme	Homebuy Direct Scheme	Total Homes Delivered
Malvern Vale Phase 2	7	0	0	7
Malvern Vale Phase 4 North	14	19	0	33
Malvern Vale Phase 4 South	2	5	16	23
Barnards Meadow, Malvern (disused BXM track)	10	0	0	10
Lower Broadheath	0	3	0	3
Purchased and Refurbished	2	0	0	2
Total	35	27	16	78

Table nine: Total Affordable Housing Completions during 2010/11.

1. The study considers sites “under construction” once any work has begun to produce dwellings on any part of a permitted site. Therefore, on larger sites, phased construction may mean that it will take a number of years before all residential units are built out.
2. Due to the possibility of amended schemes and non implementation as well as the figures being fairly small these losses are recorded only when developments are built. Therefore this section of the monitor records figures gross unless otherwise cited.
3. Sites are classified by the majority of units in each type, but some sites include an element of new build with conversion, so the figure for conversions could be slightly higher than stated.

3.0 PROGRESS TOWARDS MEETING MALVERN HILLS DISTRICT'S HOUSING TARGETS AND FIVE YEAR HOUSING LAND SUPPLY

- 3.1 Planning Policy Statement 3, Housing (PPS3) states that from 1st April 2007 local planning authorities need to assess and demonstrate the extent to which existing local plans meet the requirement to identify and maintain a 'rolling 5 year supply' of deliverable land for housing.
- 3.2 This section sets out an assessment of whether there is a five year supply of deliverable housing land in MHDC.
- 3.3 As members may already be aware a council's housing land supply figure can differ depending on which set of targets you use.
- 3.4 One must look to the adopted development plans that form Malvern Hills Development Framework to establish likely targets. The following Development Plans would form the basis of Malvern Hill's housing land supply assessment:
- MHDC Local Plan (1996-2011) Saved Policies,
 - Worcestershire County Structure Plan Saved Policies (1996-2011)
 - The adopted West Midlands Regional Spatial Strategy (formerly RPG11) as well as the Phase II version.
- 3.5 To complicate matters further the coalition Government have set out clear instructions to abolish the regional planning framework via the proposed Decentralisation and Localism Bill. It should be noted the abolition of Regional Strategies is a phased process and as such planning appeals as well as case law, have established that the adopted Regional Strategy still forms part of any material consideration. It is for this reason the five year land supply still refers in part to the soon to be abolished adopted and Phase II West Midlands Regional Spatial Strategy housing provision targets.

- 3.6 For the first year this report has now included the newly revised local housing provision figures (2006 to 2030) as referred to in the South Worcestershire Development Plan consultation document. Currently only marginal material weight can be attributed to this consultation document however it is deemed appropriate to monitor against this emerging target so as to allow members easy reference between the various housing provision targets.

Delivering Housing Land

- 3.7 Planning Policy Statement 3 states that to be deliverable, the sites for housing supply should be available, suitable and achievable within a five year period.

For sites to be considered available, we have considered sites which:

- are under construction; or
- have planning permission (i.e. commitments)
- are allocated sites in the adopted Local Plan Development Plan Document (adopted July 2006) currently without planning permission but are; owned by a developer or have known developer interest; or are advertised for sale.

- 3.8 For sites to be considered suitable, sites should be in a suitable location and contribute to the creation of sustainable mixed communities. There is no single agreed definition of the term 'sustainable community', but the Department of Communities and Local Government (DCLG) suggests that such a community should be;

- 3.9 *"...places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all".* – Extract from DCLG website – What is a Sustainable Community?

- 3.10 Sites allocated in existing plans or with planning permission for housing will generally be suitable but it may be necessary to review sites to see if circumstances have changed to alter their suitability.
- 3.11 For sites to be considered achievable sites should be:-
- a) under construction; or
 - b) have no known ownership constraints (for example, owner does not wish to sell site or site has multiple occupation); and
 - c) have no known physical or environmental constraints; and
 - d) have no conditions or section 106 agreements that prevent the development within the 5 year period.
- 3.12 The housing land availability database holds records of all sites with planning permission for residential development, this includes outstanding permissions, under construction permissions and all sites allocated in the MHDC Adopted Local Plan July 2006. For the purposes of the April 2011 to March 2016 (5 year) housing land supply all sites with full planning permission, sites under construction and allocated sites deemed deliverable over the next 5 years. These sites are a mixture of new build, change of use and residential conversions on both greenfield and brownfield sites.
- 3.13 As part of the process to assess the deliverability of the potential sites, as set out in paragraph 54 of PPS3, all 760 (net) dwelling commitments with planning consent are considered deliverable in five years.
- 3.14 Unlike previous years it has now been made possible to assess windfall sites with planning permission. Previously it was argued that windfall sites have a good probability of delivering housing and were therefore considered deliverable. Following guidance from PINS and other English Local Authorities it became clear that a deliverability methodology should be applied to smaller sites to establish those most likely to deliver housing over the next 5 years. As illustrated in paragraph 5.14 points b

and c have been applied to all commitments with planning permission. This methodology provides MHDC with a greater degree of certainty and strengthens our ability to substantiate a housing land supply.

3.15 Similar to previous years allocated Local Plan sites which are either still undeveloped or have the benefit of planning permission have been assessed for deliverability. There are eight Local Plan allocated sites still to be fully built out (See below); four have planning permission (H1, H3, H6 and H11); and four are without planning permission (H4, H10, H12 and H13). All sites have been assessed against the deliverability criteria and sites H1, H3, H4, H6, H11, H12 and H13 are all considered to be deliverable over the next 5 years. The following MHDC Local Plan allocated sites still to be built out are:

- **H1: North Site** (Consent granted for 490 dwellings);
- **H3: Peachfields** (Consent granted for 20 dwellings);
- **H4: Lower Howsell Road** (Allocated for 6 dwellings);
- **H6: Newtown Rd** (Consent granted for 8 dwellings);
- **H10: Hospital site, Lansdowne Crescent** (Allocated for 15 dwellings);
- **H11: Treasurers Site** (Consent granted for 54 dwellings);
- **H12: QinetiQ S&T Buildings** (Allocated for 30 dwellings); &
- **H13: Barrack Site** (Allocated for 30 dwellings).

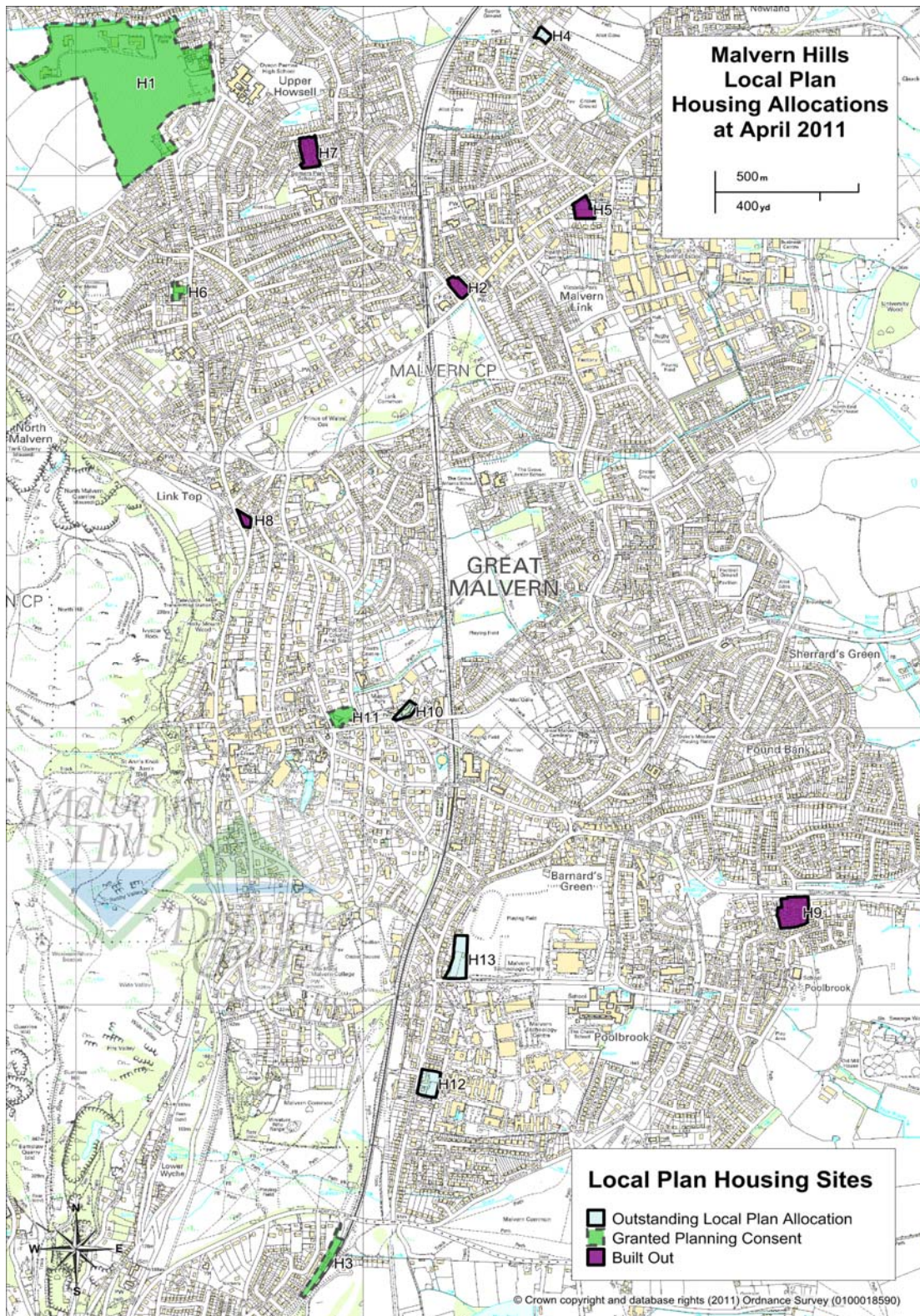


Figure five: Malvern Hills District Adopted Local Plan Housing Allocation sites

Five Year Supply of Deliverable Housing Land

3.16 The assessment shows that there is a five year supply of housing land in Malvern Hills District Council. The figures for the five year land supply are based on the schedules in the appendices of this document. Table ten illustrates Malvern Hills District's deliverable five year housing land supply.

Five Year Housing Land Supply requirements 1 st April 2011 to 31 st March 2016		1. Submitted Calculation	2. Contextual	3. Contextual
		Adopted WMRSS	Phase II WMRSS	Emerging SWDP
		Adopted WMRSS 2001 - 2021	WMRSS Phase II 2006 - 2026	Preferred Options 2006 - 2030
5 year target		658*	1,268**	805***
Commitments (net)	<i>(Under Construction)</i>	<i>(80)</i>	<i>(80)</i>	<i>(80)</i>
	<i>(Outstanding)</i>	<i>(681)</i>	<i>(681)</i>	<i>(681)</i>
	Sub Total	761	761	761
	Total including 2% non implementation rate	746	746	746
Local Plan Allocations (H4, H10, H12 and H13)		81	81	81
Total Supply (including 2% non implementation rate)		827	827	827
Balance		+169	-441	+22
Total calendar housing supply		Approx 6.3 years supply	Approx 3.3 years supply	Approx 5.1 years supply

Table ten: Housing Land Supply at April 2011

Identifying Housing Provision Targets

3.17 The first stage in assessing Malvern Hills housing land supply is to identify the housing provision targets. The Five Year (1st April 2011 to 31st March 2016) Housing Land Supply requirements table identifies two possible targets for Malvern Hills District. These are:

- Column 1 - Figures based against adopted WMRSS 2001/21;
- Column 2 - Figures based against Emerging WMRSS – Preferred Option Phase 2 Partial Review 2006 – 2026; and

- Column 3 – Figures based against emerging SWDP Preferred Options 2006 – 2030.

COLUMN ONE

3.18 Column 1 (*) is based against Adopted WMRSS June 2004. Policy CF3 Table 1 of the adopted WMRSS allocates Worcestershire 1,200 dwellings p.a between 2007-2011 and 1000 dwellings p.a between 2011-2021. MHDC's % share is 13.8% based upon previous percentages set out in the WCSP (this follows CLG advice).

3.19 The following calculation illustrate the workings of the 5 year target:

- $(A - B) \div C = D$ $(3,428 - 2,113) \div 10 = 131.5$
- $D \times E = F$ $131.5 \times 5 = 657.5$ Dwellings

<u>Establishing the adopted WMRSS 5 year housing provision target</u>		
A	Adopted WMRSS target (2001 to 2021)	3,428
B	Number of dwellings built (2001 to 2011)	2,113
C	Number of years remaining of the plan target	10
D	Remaining annual supply	131.5
E	Multiply by five years	5
F	5 year housing land target	657.5

3.20 The following calculations illustrate how the target will be met:

- $((G + H) \div I) \times J = K$; or $((746 + 81) \div 657) \times 5 = 6.3$ years

<u>Establishing the MHDC's 5 year housing land supply</u>		
G	The total number of dwellings with planning consent	746
H	Total number of dwellings on allocated sites	81
I	5 year housing land target	658
J	Required number of supply years	5
K	MHDC's Housing Land supply (in years)	6.3

Therefore MHDC can demonstrate 6.3 years supply of housing land.

COLUMN TWO

3.21 Column two (**) establishes a five year target based upon the emerging RSS option 2, 2006 to 2026. The following calculations illustrate the workings of the 5 year target. Specifically the calculation is twofold, firstly it establishes the housing provision target and secondly it establishes MHDC’s housing land supply. This calculation is provided for contextual purposes only (as advised in CLG).

3.22 The following calculation illustrate the workings of the 5 year target:

- $(A - B) \div C = D$ $(4,900 - 1,096) \div 15 = 253.6$
- $D \times E = F$ $253.6 \times 5 = 1,268$ Dwellings

<u>Establishing the adopted WMRSS 5 year housing provision target</u>		
A	Phase II WMRSS target (2006 to 2026)	4,900
B	Number of dwellings built (2006 to 2011)	1,096
C	Number of years remaining of the plan target	15
D	Remaining annual supply	253.6
E	Multiply by five years	5
F	5 year housing land target	1,268

3.23 The following calculations illustrate how the target will be met:

- $((G + H) \div I) \times J = K$
- $((746 + 81) \div 1,268) \times 5 = 3.3$ years

<u>Establishing the MHDC’s 5 year housing land supply</u>		
G	The total number of dwellings with planning consent	746
H	Total number of dwellings on allocated sites	81
I	5 year housing land target	1,268
J	Required number of years supply of housing land	5
K	MHDC’s Housing Land supply (in years)	3.3

Therefore MHDC can demonstrate 3.3 years supply of housing land.

COLUMN THREE

3.24 Column three (***) establishes a five year target based upon the emerging SWDP Preferred Option document. This document sets out the development strategy from 2006 to 2030. The following calculations illustrate the workings of the 5 year target. Specifically the calculation is twofold, firstly it establishes the housing provision target and secondly it establishes MHDC’s housing land supply. It should be noted this column is purely contextual.

3.25 The following calculation illustrate the workings of the 5 year target:

- $(A - B) \div C = D$ $(4,156 - 1,096) \div 19 = 161$
- $D \times E = F$ $161 \times 5 = 805$ Dwellings

<u>Establishing the proposed SWDP 5 year housing provision target</u>		
A	SWDP Preferred Options target (2006 to 2030)	4,156
B	Number of dwellings built (2006 to 2011)	1,096
C	Number of years remaining of the plan target	19
D	Remaining annual supply	159.4
E	Multiply by five years	5
F	5 year housing land target	805

3.26 The following calculations illustrate how the target will be met:

- $((G + H) \div I) \times J = K$
- $((746 + 81) \div 805) \times 5 = 5.1$ years

<u>Establishing the MHDC’s 5 year housing land supply</u>		
G	The total number of dwellings with planning consent	746
H	Total number of dwellings on allocated sites	81
I	5 year housing land target	805
J	Required number of years supply of housing land	5
K	MHDC’s Housing Land supply (in years)	5.1

Therefore MHDC can demonstrate 5.1 years supply of housing land.

Conclusion

- 3.27 The assessment, based on column one, demonstrates that Malvern Hills District has a five year housing land supply, however the five year supply against the emerging phase 2 WMRSS is continuing to decrease. This is particularly evident in this years' annual housing provision table where the draft WMRSS phase II revision illustrates a short fall of 426 dwellings short of the five year housing provision target.

YEAR	Adopted WMRSS	Phase II WMRSS	SWDP Preferred Options Document
2006/2007	6.7 years	5.2 years	N/A
2007/2008	8 years	5 years	N/A
2008/2009	7 years	4.2 years	N/A
2009/2010	6.6 years	3.9 years	N/A
2010/2011	6.3 years	3.3 years	5.1 years

Table eleven: Five year housing land supply by target per annum since 2006.

- 3.28 There is no prescribed methodology for dealing with a shortfall in historic completions. Here the shortfall has been added to the outstanding total and divided by the remaining years in the Plan period to give a higher annual required completions figure . The priority has to be to deliver the total supply figure by the end of the Plan period. Given the on-going weak economic climate and the lack of capacity/deliverability in the house building sector it is considered inappropriate and unrealistic to attempt to make up the full shortfall over the next five years.