

APPENDIX G
Housing Land Supply Monitor 2014 - Data Report

Five Year Housing Land Supply Summary Table (2014-2019)

Five Year Housing Land Supply Requirements (1st April 2014 to 31st March 2019)		SWDP POST STAGE 1 HEARINGS 'UNCONSTRAINED' APPROACH (OAHN) 2006 – 2030 (24 Years) ⁸
		COLUMN 1: 'SEDFIELD' METHOD
Plan Period Target		8,590 (358 per annum)
Completions to Date		1,686
Residual Target		6,904
Over/Under Supply ¹		1,178 <u>under supply</u>
Five Year Target +5% ²		3,058 (358 x 5 + 5% (90) + 1,178) 612 per annum
Five Year Target +20%		3,326 (358 x 5 + 20% (358) + 1,178) 665 per annum
Commitments (Net)	(Outstanding) ³	<i>(673) 601 (5% lapse rate – 24 dwellings - not applied to adopted local plan sites and proposed SWDP sites with planning permission, 188) ⁴</i>
	(Under Construction)	172
	Total	773 (601 + 172)
Local Plan Sites (H3, H4 and H10)		36
Windfall Allowance (Brownfield) Gross		105 (35 per annum for current 5 year period – 3 out of 5 years)
Proposed SWDP Site Allocations included in supply (some subject to S106) ⁵		321 (net)
Other Large Sites Approved (some subject to S106) ⁶		503 (net)
Proportion of the Wider Worcester Area Urban Extensions (Worcester West and Worcester South) ⁷		600 (Worcester West = 300, Worcester South = 300)
Total Supply		2,338
Balance		-720
Years supply (+5%)		3.82
Balance		-988
Years supply (+20%)		3.52

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[1] *The under supply is calculated by comparing previous net completions against the plan period target per annum since the start of the plan Period (i.e. 2006).*

[2] *The 5% and 20% allowance is added onto the five year requirement only and not the under supply.*

[3] *The lapse rate for is based on the Inspectors findings and recommendations from the South Worcestershire Development Plan Stage 1 Hearings.*

[4] *48 dwellings discounted off Land north of Brookend Lane, Kempsey site (120 total on site - 13/00417/OUT). This assumes two years discounted to obtain full planning permission then 24 dwellings per annum for the remaining three years (72). $72 + 48 = 120$. Data monitored up to 30th June 2014.*

[5] *Contains those SWDP sites with either full planning permission, sites subject to S106 and current planning applications post 31st March 2014. Additionally, 76 dwellings discounted off Land adj. the Lawns and Bight Farm Kempsey Sites (190 in total on site - 13/01130/OUT and 14/00021/OUT). This assumes two years discounted to obtain full planning permission then 38 dwellings per annum for the remaining three years (114). $76 + 114 = 190$. Data monitored up to 30th June 2014.*

[6] *Includes all large sites post 31st March 2014 considered deliverable within five years, some subject to a S106 agreement. Data monitored up to 30th June 2014.*

[7] *Approximately 600 dwellings to be delivered within five years. This assumes two years discounted for full permissions to be granted then 100 dwellings per annum over 3 years = 300 per Urban Extension, so 600 in total over the five years.*

[8] *The figures in this table are indicative of the Objectively Assessed Housing Need and will be kept under review as regards progress of the SWDP.*