

5 year housing land supply calculations (1 April 2013)

SCENARIO 1 – current methodology

	Requirement	Number of dwellings
1	Total 20 year housing requirement	11,080
2	Dwellings already built	-4,880
3	Requirement April 2013 to April 2026	6,200
4	Annual target (6,200÷13 years to end of plan period)	477
5	Add 5% buffer per NPPF requirement (477x5%)	24
6	Annual target including 5% buffer	501
7	5 year dwelling target 2013 to 2018 (501x5 years)	2,505
Supply		
8	5-year housing land supply 2013 to 2018	2,135
5-year housing land supply position at 1 April 2013		
9	Shortfall in housing land supply	-370
10	Percentage housing land supply (2,135 as a % of 2,505)	85.2%
11	Number of years housing land supply (2,135÷501)	4.2 years

1.1 The methodology for this calculation involves measuring the council's supply of housing land against the requirement.

1.2 The requirement is 2,505 for 2013-2018. Points 1-7 above demonstrate the methodology.

1.3 The supply is 2,135 for 2013-2018, calculated from three sources:

- Planning permissions that are yet to be implemented (1,144);
- Strategic site allocations approved for development management purposes on 13 March 2013 (931); and
- Saved greenfield allocations from the Maidstone Borough Wide Local Plan 2000 (60).

1.4 The shortfall between the requirement and supply figures is 370 units, which equates to 85.2% or 4.2 years housing land supply.

1.5 This scenario excludes a windfall allowance and non-implementation rate for the following reasons:

- All planning permissions are monitored annually (1+ dwellings);
- All allocations are monitored annually (5+ dwellings);
- As such, there is a high degree of accuracy and certainty;
- Windfall sites are included in the 5 year supply as they are picked up as planning permissions; and
- The inclusion of a windfall allowance and non-implementation rate present risk and can potentially impact the deliverability of the 5-year supply.

SCENARIO 2 – inclusion of a pure windfall allowance and non-implementation rate

	Requirement	Number of dwellings
1	Total 20 year housing requirement	11,080
2	Dwellings already built	-4,880
3	Requirement April 2013 to April 2026	6,200
4	Annual target (6,200÷13 years to end of plan period)	477
5	Add 5% buffer per NPPF requirement (477x5%)	24
6	Annual target including 5% buffer	501
7	5 year dwelling target 2013 to 2018 (501x5 years)	2,505
Supply		
8a	Planning permissions and allocations	2,135
8b	Pure windfall allowance	301
8c	Non-implementation rate	-361
8d	5-year housing land supply 2013 to 2018	2,075
5-year housing land supply position at 1 April 2013		
9	Shortfall in housing land supply	-430
10	Percentage housing land supply (2,075 as a % of 2,505)	82.8%
11	Number of years housing land supply (2,075÷501)	4.1 years

2.1 The methodology for this calculation remains the same as scenario 1, except for the inclusion of a pure windfall allowance and non-implementation rate. These have been calculated based on historic trends (see Figure 1) and therefore is not an accurate prediction of the future.

2.2 For the pure windfall allowance, completion data for the last 5 years is filtered to remove greenfield sites, previously identified sites, Urban Capacity Study 2002 and 2006 sites, SHLAA 2009 sites and allocations from the MBWLP 2000.

2.3 For the non-implementation rate, a list of expired planning permissions for the last 5 years is generated, which demonstrates the units that have not been built.

2.4 The annual averages of both sets of data are then multiplied by 5 years for inclusion in the 5 year housing land supply calculations.

Year	Number of completed units on pure windfall sites that year	Number of expired units that year
2008/09	6	65
2009/10	3	57
2010/11	15	83
2011/12	126	134
2012/13	151	22
Total	301	361
Annual average	60.2	72.2

Figure 1