

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