



Harborough Local Plan 2011-2031 Examination

Council Responses to the Matters and Issues - Statement 3 -

7th September 2018



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MATTER 3.1

3.1 What is the current 5 year housing land supply position?

- 3.1.1. The Council's 5 year housing land supply position is set out in the updated report as at 31 March 2018 (HSG15). The report states a 6.94yr housing land supply position.

MATTER 3.2

3.2 Is the methodological basis for calculating the 5 year housing land supply sound?

- 3.2.1. The Council's latest 5 year housing land supply position (HSG15) is based on the new NPPF, and was published in August 2018.
- 3.2.2. In line with paragraph 73 of the new NPPF, the current 5 year housing land supply position is based on the Council's local housing need as the strategic policies (Core Strategy) are over 5 years old. The Council's local housing need is 542 dwellings per annum, as calculated through the application of the standard method as set out in national planning guidance. Upon adoption of the Local Plan, the Local Plan housing requirement (proposed as 557 dwellings per annum) will be used to calculate the Council's 5 year housing land supply.
- 3.2.3. The current 5 year housing land supply includes a 5% buffer in line with paragraph 73 of the new NPPF. The Council has used the Housing Delivery Test rulebook to assess the previous 3 years of housing delivery against official household projection statistics, with a Housing Delivery Test result of 143%. Applying the 5% buffer, to ensure choice and competition in the market for land, increases the annual housing requirement to 569 dwellings per annum.
- 3.2.4. The supply of sites as set out in HSG15 is split between 2001 Local Plan allocation sites, delivery from the Market Harborough Strategic Development Area, large site permissions (over 5 dwellings), delivery from sites allocated in Neighbourhood Plans, delivery from sites with a resolution to grant permission subject to completion of a S106 agreement, delivery from small sites (5 dwellings or less), and a windfall allowance. The current supply does not include proposed Local Plan allocation sites.
- 3.2.5. The trajectory for each site is based on projected build rates provided by developers. This is updated every 6 months, with published 5 year housing land supply reports as at 31 March and 30 September each year. Where the Council does not consider a projected build rate submitted by the developer to be deliverable, this has been reduced, with reasons set out in the report. Where no build rate for a site has been submitted by the developer the Council has estimated the supply based on the current planning stage of the site, including any relevant discharge of conditions.
- 3.2.6. Delivery from small sites is comprised both of small sites with permission and small sites under construction, with a 10% lapse rate applied to all small sites. This is to allow for a small number of small sites either not commencing

construction following permission, or not considered to complete construction within a 5 year period once commenced.

- 3.2.7. A windfall allowance of 75 dwellings is included with the 5 year housing land supply, consisting of 25 dwellings per annum for the final 3 years of the 5 year supply. The justification for the proposed 25 dwellings per annum is set out on page 49 of HSG15, and in HSG6 (Windfall Analysis, Sept 2016).

MATTER 3.3

3.3 Is the plan resilient and flexible enough to maintain 5 or more years' supply of deliverable housing land going forward?

- 3.3.1. The Council's updated Housing Trajectory, as at 31 March 2018 (HSG14) sets out the proposed housing supply to 2031.
- 3.3.2. The updated Housing Trajectory includes site delivery trajectories from the Market Harborough SDA, large sites with permission, Neighbourhood Plan allocations, large sites awaiting a S106 agreement and small sites, all as per the latest 5 year housing land supply report (HSG15). The trajectory also includes projected delivery from the allocation sites (3,624 dwellings in total), and the residual provision for Rural Centres and Selected Rural Villages (307 dwellings in total). The residual targets are as at 31 March 2018, with subsequent permissions since this date, including large site permissions in Market Harborough, Gilmorton and Fleckney, to either contribute towards any residual targets or add to the total supply to 2031.
- 3.3.3. Using the trajectory and projected annual totals, together with a housing requirement of 557 dwellings per annum, the Council has calculated the rolling 5 year housing land supply through to the end of the plan period. A continual supply of land above 5yrs is maintained throughout, rising to 12.35 year supply in 2026/27.
- 3.3.4. The calculation uses the Local Plan requirement (557 dwellings per annum), application of a 5% buffer, and the projected rolling 5 year housing land supply. The calculations below set out both the Sedgefield and Liverpool method with respect to calculating and applying an identified shortfall (against 557 dwellings per annum from 2011). This shortfall is removed from 2021/22 onwards because the projected completions exceed the cumulative requirement. From 2021/22 a surplus deducted from the annual requirement through to 2031.



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	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Housing requirement to date (from April 2011)	4456	5013	5570	6127	6684	7241	7798	8355	8912	9469	10026	10583	11140
Projected housing supply to date (from April 2011)	3809	4590	5463	6373	7331	8267	9190	10006	10705	11323	11910	12469	12948
Shortfall or surplus	-647	-423	-107	246	647	1026	1392	1651	1793	1854	1884	1886	1808
Shortfall as an annual additional requirement or surplus as an annual deduction from requirement	-171	-129	-85	-21	49	129	205	278	330	371	377	377	362
Annual requirement with 5% buffer	765	721	674	607	533	449	369	293	238				
Projected 5yr supply	4289	4458	4600	4543	4332	3992	3643	3279	2942				
Years supply of land	5.61	6.19	6.83	7.48	8.13	8.89	9.86	11.21	12.35				

Table 1 - Local Plan trajectory to 2031 including 5 Year Housing Land Supply – Sedgfield Method

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Housing requirement to date (from April 2011)	4456	5013	5570	6127	6684	7241	7798	8355	8912	9469	10026	10583	11140
Projected housing supply to date (from April 2011)	3809	4590	5463	6373	7331	8267	9190	10006	10705	11323	11910	12469	12948
Shortfall or surplus	-647	-423	-107	246	647	1026	1392	1651	1793	1854	1884	1886	1808
Shortfall as an annual additional requirement or surplus as an annual deduction from requirement	-66	-54	-38	-11	27	81	147	232	330	448	618	941	1886
Annual requirement with 5% buffer	654	642	625	596	556	500	431	341	238				
Projected 5yr supply	4289	4458	4600	4543	4332	3992	3643	3279	2942				
Years supply of land	6.56	6.95	7.36	7.62	7.79	7.99	8.45	9.61	12.35				

Table 2 - Local Plan trajectory to 2031 including 5 Year Housing Land Supply – Liverpool Method