

Matter 3 – The supply and delivery of housing land

Issue

Whether the approach towards the supply and delivery of housing land is justified, effective and consistent with national policy.

Questions

1) What is the up to date situation regarding completions to date in the plan period and what is the residual amount of housing that needs to be delivered?

Since 1st April 2011, at least 1,556 homes have been completed plus 88 vacant dwellings returned to use giving a total of 1,644. The total being planned for is 12,860 subject to adjustment due to the mid-2012 projections.

2) What is the potential total supply of new housing? What is the basis for this figure and is it justified? How much of this would be consistent with policies in the Local Plan? How much would be developable within the plan period? How does total potential supply compare with the planned level of provision?

To deliver the 12,860 involves disregard for the NPPF. The policies are in the emerging plan plan to respect the natural environment, agricultural land etcetc, but the site allocations necessary to meet the demand all in 10% of the area of the district just because of the untouchable green belt taking 80% and the existing urban area of roughly 10%. It should be recognised that between 1991 and 2011 census the number of households grew by 26%, a greater rate than for England which was 18.97% This is into a small area of the district so that if growth is demanded by Government the Framework has to be ignored. That is wrong.

3) What is the estimated total supply in the plan period from
a) existing planning permissions

6,925 including those under construction and completed since 1/4/2011

b) other commitments e.g. sites subject to S106

all major sites are subject to 106 contributions

c) allocated sites

3,263

d) other sites specifically identified e.g. SHLAA

677

e) windfalls see Q 5.

The facts are that In the last 4 years, from 1/4/2011, due to regaining momentum after the moratorium, as at 25th February 2015 the position is:-

- Total number of net dwellings with valid permissions but not started, under construction or complete is 6,576, which is 51.16% of the total of 12,860 required by the end of the 18year period. This has been achieved in under 4 years.
- Of these, 3,591 dwellings have planning permission or building regulations approval, 1,370 are under construction and 1,615 have been completed. Robust evidence is provided to support this analysis (see Parish Councils proof of Evidence).
- 2,051 are affordable homes (31%) and 4,526 are market homes.
- 3,336 are sites allocated in the local plan for which planning permission has been granted.
- 54 are sites that only need to meet building regulations as they are permitted development such as offices to residential.
- 868 are windfall sites found by an interrogation process.
- Of the total number of 6,576 sites, 5,807 should be delivered in the next 5 years.

4) What are the assumptions about the scale and timing of supply and rates of delivery from these various sources? Are these realistic? Has there been any discounting of sites with planning permission for example?

5) Specifically, is the figure for windfalls realistic and justified?

The total number of windfalls are 3,164 to date of which 3,050 can be delivered within 5 years

These windfalls have been identified at the rate of 791 per annum.

The Local plan contains 2485 for the whole period.

6) What are the potential sources of windfalls? Given that the Local Plan and SHLAA have provided the opportunity to identify specific sites, are windfalls likely to come forward on the scale envisaged? What would be the implications if they didn't?

see attached detail breakdown in appendix 1 a spreadsheet that details every site.

7) How has flexibility been provided in terms of the supply of housing? Are there other potential sources of supply?

More has been built in than needed but there is little left to include without contravening the framework

8) Has there been persistent under delivery of housing? In terms of a buffer for a five year supply of housing sites, should this be 5% or 20% in relation to para 47 of the NPPF? How should the level of completions since 2011 be taken into account? What would the requirement be for a five year supply including a buffer?

No. there has been persistent over delivery. See Appendix 2 it should definitely be 5%.

In addition, census returns confirm that significant development did take place between 1991 and 2011. In that period of 20 years, the household population increased from 113,205 to 134,590, by 21,385 persons.

Table 1 shows the true household size excluding communal establishments. It shows the household size reducing over the 20 years, more in Warwick than in England. The increased population occupied 12,133 new dwellings of which 9,484 were completed between 1996 and 2011. This is a population increase of 18.89%, in households that increased by 26.07% across the 20year period. This is more than the overall population increase in England at 17.89% and household increase of 18.97%

This does not indicate suppression of household formation nor does it support the assertion that housing development was severely constrained by planning.

It also indicates that new households start as 1 or 2 persons and overtime grow as children arrive. So when large numbers of new households get into the mix the household size will go down in the immediate. But, as Bishop's Tachbrook figures show, when concentrated , rather than dispersed, new housing provision occurs, household size is higher (2.54) after a time period because of larger numbers of children from young parents. When, after time, natural churn has taken place, household size will tend to return to former levels

	Warwick district				England		
	1991	2001	2011	% inc	1991	2011	% inc
population excluding communal.	113,205	123,962	134,590	18.89	44,158,110	52,059,931	17.89
households with 1 usual resident minimum	46,546	53,356	58,679	26.07	18,545,529	22,063,368	18.97
household size	2.432	2.323	2.294		2.381	2.360	

Table 1:Household and population growth between censuses for Warwick and England.

9) Would the Local Plan realistically provide for a five year supply on adoption?

Yes

Will a five year supply be maintained? Yes

10) In overall terms would the Local Plan realistically deliver the number of dwellings required over the plan period?

Yes

[illegible]

A	WOC website file	2. Monitoring, and SYIS 14.4n - monitoring updates down to line 161			allow for redundancy in 5 years
B	WOC website file	2. Monitoring and SYIS 14.4n - new sites 1/4/2013 to 1/4/2014 file 161 to 250			
C	WOC website file	3. Five VSH April to Aug. 14.1n	LOCAL PLAN 3135	LOCAL PLAN 2081	Annual windfall equivalent
	interrogation of WOCContaining website by B.Bullen		WINDFALLS 1245	WINDFALLS 1235	NET windfall per annum
BB	interrogation of WOCbuilding regulation website by B.Bullen		2545 not		800
			TOTAL	5807	→ check total
					6576

mid 2012 projection		2010										
VARIANCE		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
HOUSE PROJECTIONS											58,714	
MOUSEHOLDS	58,535	58,714	59,127	59,492	60,041	60,697	61,313	61,904	62,486	63,095	63,728	64,326
ANNUAL INCREASE	179	413	365	549	656	616	591	582	609	633	598	
CUMULATIVE INCREASE		413	778	1,327	1,983	2,599	3,190	3,772	4,381	5,014	5,612	

B4	C4	
JSHMA + mid-2011 household projections	JSHMA + mid-2012 household projections	
		redu

D4	E4
WDC normal method	JSHMA + mid-2011 household projections
reduce housing number to mid 2012 projections	reduce housing number to mid 2012 projections

F4
JSHMA + mid-2012 household projections
reduce housing number to mid 2012 projections

reduce number by over supply 1996/2011			
Table 1 UP TO 23 February 2015			
requirement 2011-2029	JHMA *note 1	11281	
annual rate		482	
next 5 years	(annual rate x 5)	2411	
also buffer of 5%	*note 2	157	
target completions to date	*note 3	2451	
less completions		1615	
less vacancies returned to use	*note 4	88	
balance to add to 5 year supply		748	
total 5 yr requirement		4042	
Table 2			
sites with gap less not complete in 5yr		2822	
SHAA as WOC paper. Content as table		425	
windfall allowance @122 per year	*note 5	610	
vacant dwelling return @22 per year	*note 6	110	
Total		3967	
less 5% non-implementation	*note 7	198	
Deliverable dwelling sites		3769	
Add dwelling sites under construction		1370	
Total		5139	
5 year requirement Feb2015to Feb 2020		4042	
requirement per year		809	
number of years supply		6.36	

AS			
WOC normal method			
reduce number by over supply 1996/2011			
Table 1 UP TO 23 February 2015			
requirement 2011-2029	JHMA *note 1	12852	
annual rate		754	
next 5 years	(annual rate x 5)	3770	
also buffer of 5%	*note 2	179	
target completions to date	*note 3	3231	
less completions		1615	
less vacancies returned to use	*note 4	88	
balance to add to 5 year supply		477	
total 5 yr requirement		3276	
Table 2			
sites with gap less not complete in 5yr		2822	
SHAA as WOC paper. Content as table		425	
windfall allowance @122 per year	*note 5	610	
vacant dwelling return @22 per year	*note 6	110	
Total		3967	
less 5% non-implementation	*note 7	198	
Deliverable dwelling sites		3769	
Add dwelling sites under construction		1370	
Total		5139	
5 year requirement Feb2015to Feb 2020		3276	
requirement per year		655	
number of years supply		7.84	

reduce number by over supply 1996/2011			
Table 1 UP TO 23 February 2015			
requirement 2011-2029		11281	
annual rate		482	
next 5 years		2411	
also buffer of 5%		157	
target completions to date		2120	
less completions		1615	
less vacancies returned to use		88	
balance to add to 5 year supply		417	
total 5 yr requirement		3711	
Table 2			
sites with gap less not complete in 5yr		2822	
SHAA as WOC paper. Content as table		425	
windfall allowance @122 per year		610	
vacant dwelling return @22 per year		110	
Total		3967	
less 5% non-implementation		198	
Deliverable dwelling sites		3769	
Add dwelling sites under construction		1370	
Total		5139	
5 year requirement Feb2015to Feb 2020		3711	
requirement per year		742	
number of years supply		6.92	

BS			
JHMA + mid 2011 household projections			
reduce number by over supply 1996/2011			
Table 1 UP TO 23 February 2015			
requirement 2011-2029		12852	
annual rate		754	
next 5 years		3770	
also buffer of 5%		179	
target completions to date		361	
less completions		1615	
less vacancies returned to use		88	
balance to add to 5 year supply		1142	
total 5 yr requirement		2607	
Table 2			
sites with gap less not complete in 5yr		2822	
SHAA as WOC paper. Content as table		425	
windfall allowance @122 per year		610	
vacant dwelling return @22 per year		110	
Total		3967	
less 5% non-implementation		198	
Deliverable dwelling sites		3769	
Add dwelling sites under construction		1370	
Total		5139	
5 year requirement Feb2015to Feb 2020		2607	
requirement per year		521	
number of years supply		9.86	

reduce number by over supply 1996/2011			
Table 1 UP TO 23 February 2015			
requirement 2011-2029		11281	
annual rate		482	
next 5 years		2411	
also buffer of 5%		157	
target completions to date		1764	
less completions		1615	
less vacancies returned to use		88	
balance to add to 5 year supply		61	
total 5 yr requirement		3355	
Table 2			
sites with gap less not complete in 5yr		2822	
SHAA as WOC paper. Content as table		425	
windfall allowance @122 per year		610	
vacant dwelling return @22 per year		110	
Total		3967	
less 5% non-implementation		198	
Deliverable dwelling sites		3769	
Add dwelling sites under construction		1370	
Total		5139	
5 year requirement Feb2015to Feb 2020		3355	
requirement per year		671	
number of years supply		7.68	

CS			
JHMA + mid 2012 household projections			
reduce number by over supply 1996/2011			
Table 1 UP TO 23 February 2015			
requirement 2011-2029		12852	
annual rate		754	
next 5 years		3770	
also buffer of 5%		179	
target completions to date	*note 1	205	
less completions		1615	
less vacancies returned to use	*note 4	88	
balance to add to 5 year supply		1488	
total 5 yr requirement		2251	
Table 2			
sites with gap less not complete in 5yr		2822	
SHAA as WOC paper. Content as table		425	
windfall allowance @122 per year		610	
vacant dwelling return @22 per year		110	
Total		3967	
less 5% non-implementation		198	
Deliverable dwelling sites		3769	
Add dwelling sites under construction		1370	
Total		5139	
5 year requirement Feb2015to Feb 2020		2251	
requirement per year		450	
number of years supply		11.41	

reduce number by over supply 2002/11			
Table 1 UP TO 23 February 2015			
requirement 2011-2029	*note 1	8761	
annual rate		482	
next 5 years	(annual rate x 5)	2411	
also buffer of 5%	*note 2	122	
target completions to date	*note 3	1902	
less completions		1615	
less vacancies returned to use	*note 4	88	
balance to add to 5 year supply		199	
total 5 yr requirement		2754	
Table 2			
sites with gap less not complete in 5yr		2822	
SHAA as WOC paper. Content as table		425	
windfall allowance @122 per year	*note 5	610	
vacant dwelling return @22 per year	*note 6	110	
Total		3967	
less 5% non-implementation	*note 7	198	
Deliverable dwelling sites		3769	
Add dwelling sites under construction		1370	
Total		5139	
5 year requirement Feb2015to Feb 2020		2754	
requirement per year		551	
number of years supply		9.33	

DS			
WOC normal method			
reduce housing number to mid 2012 projections			
Table 1 UP TO 23 February 2015			
requirement 2011-2029	*note 1	10320	
annual rate		573	
next 5 years	(annual rate x 5)	2867	
also buffer of 5%	*note 2	143	
target completions to date	*note 3	181	
less completions		1615	
less vacancies returned to use	*note 4	88	
balance to add to 5 year supply		1022	
total 5 yr requirement		1988	
Table 2			
sites with gap less not complete in 5yr		2822	
SHAA as WOC paper. Content as table		425	
windfall allowance @122 per year	*note 5	610	
vacant dwelling return @22 per year	*note 6	110	
Total		3967	
less 5% non-implementation	*note 7	198	
Deliverable dwelling sites		3769	
Add dwelling sites under construction		1370	
Total		5139	
5 year requirement Feb2015to Feb 2020		1988	
requirement per year		398	
number of years supply		12.92	

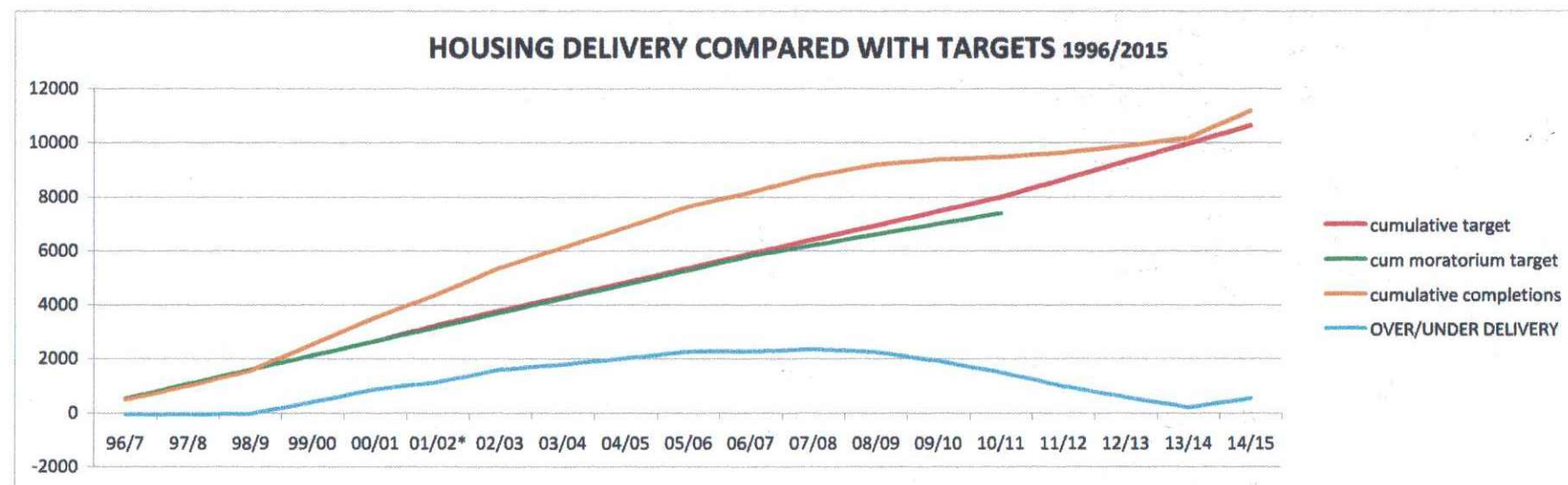
reduce number by over supply 1996/2011			
Table 1 UP TO 23 February 2015			
requirement 2011-2029		8761	
annual rate		482	
next 5 years		2411	
also buffer of 5%		122	
target completions to date		1764	
less completions		1615	
less vacancies returned to use		88	
balance to add to 5 year supply		417	
total 5 yr requirement		2972	
Table 2			
sites with gap less not complete in 5yr		2822	
SHAA as WOC paper. Content as table		425	
windfall allowance @122 per year		610	
vacant dwelling return @22 per year		110	
Total		3967	
less 5% non-implementation		198	
Deliverable dwelling sites		3769	
Add dwelling sites under construction		1370	
Total		5139	
5 year requirement Feb2015to Feb 2020		2972	
requirement per year		594	
number of years supply		8.64	

ES			
JHMA + mid 2011 household projections			
reduce housing number to mid 2012 projections			
Table 1 UP TO 23 February 2015			
requirement 2011-2029		10320	
annual rate		573	
next 5 years		2867	
also buffer of 5%		143	
target completions to date		361	
less completions		1615	
less vacancies returned to use		88	
balance to add to 5 year supply		1142	
total 5 yr requirement		1869	
Table 2			
sites with gap less not complete in 5yr		2822	
SHAA as WOC paper. Content as table		425	
windfall allowance @122 per year		610	
vacant dwelling return @22 per year		110	
Total		3967	
less 5% non-implementation		198	
Deliverable dwelling sites		3769	
Add dwelling sites under construction		1370	
Total		5139	
5 year requirement Feb2015to Feb 2020		1869	
requirement per year		374	
number of years supply		13.75	

reduce number by over supply 1996/2011			
Table 1 UP TO 23 February 2015			
requirement 2011-2029		8761	
annual rate		482	
next 5 years		2411	
also buffer of 5%		122	
target completions to date		1764	
less completions		1615	
less vacancies returned to use		88	
balance to add to 5 year supply		61	
total 5 yr requirement		2617	
Table 2			
sites with gap less not complete in 5yr		2822	
SHAA as WOC paper. Content as table		425	
windfall allowance @122 per year		610	
vacant dwelling return @22 per year		110	
Total		3967	
less 5% non-implementation		198	
Deliverable dwelling sites		3769	
Add dwelling sites under construction		1370	
Total		5139	
5 year requirement Feb2015to Feb 2020		2617	
requirement per year		523	
number of years supply		9.82	

FS			
JHMA + mid 2012 household projections			
reduce housing number to mid 2012 projections			
Table 1 UP TO 23 February 2015			
requirement 2011-2029		10320	
annual rate		573	
next 5 years		2867	
also buffer of 5%		143	
target completions to date		205	
less completions		1615	
less vacancies returned to use		88	
balance to add to 5 year supply		1488	
total 5 yr requirement		1512	
Table 2			
sites with gap less not complete in 5yr		2822	
SHAA as WOC paper. Content as table		425	
windfall allowance @122 per year		610	
vacant dwelling return @22 per year		110	
Total		3967	
less 5% non-implementation		198	
Deliverable dwelling sites		3769	
Add dwelling sites under construction		1370	
Total		5139	
5 year requirement Feb2015to Feb 2020		1512	
requirement per year		302	
number of years supply		16.99	

BISHOP'S TACHBROOK PARISH COUNCIL UPDATE of REBUTTAL TO PETER BRETT Proof of Evidence Extended Table 1 for Figure B on Page 4 of 13



Delivery plan	warwickshire structure plan 96/12					Regional strategy 2008 (2001-2021)										2011-2029 programme			
YEAR	96/7	97/8	98/9	99/00	00/01	01/02*	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15
ANNUAL TARGET	533	533	533	533	533	594	526	526	526	526	526	526	526	526	526	660	660	660	660
cumulative target	533	1066	1599	2132	2665	3259	3785	4311	4837	5363	5889	6415	6941	7467	7993	8653	9313	9973	10633
ANNUAL COMPLETIONS	490	510	575	962	1000	872	973	733	746	782	523	606	427	188	97	144	262	283	867
cumulative completions	490	1000	1575	2537	3537	4409	5382	6115	6861	7643	8166	8772	9199	9387	9484	9628	9890	10173	11040
OVER/UNDER DELIVERY	-43	-66	-24	405	872	1150	1597	1804	2024	2280	2277	2357	2258	1920	1491	975	577	200	407