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 18 year 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 20-year 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.

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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
| Building Name                          | Lot Number | Development Date | Completion Date | Building Regulations Completion Date | Building Regulations)
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**Notes:**
1. SHLAA as WDC paper. Content as table.
2. Add dwelling sites under construction.
3. Sites with pps less not complete in 5 years.
4. Total
5. Balance to add to 5 year supply.
7. Less vacants returned to use.
8. Reduce number by over supply 2001/11.
10. Number of years supply.
11. Windfall allowance @122 per year.
12. Vacant dwelling return @22 per year.
13. Annual rate.
### 5 Year Requirement Feb 2015 to Feb 2020

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<th>Description</th>
<th>Total 5 Year Requirement</th>
<th>Less Vacants Returned to Use</th>
<th>Less Completions</th>
<th>Total</th>
<th>Sites with P&amp;K Less Not Complete in 5 Year</th>
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### Deliverable Dwelling Sites

- **Total**: 3769
- **Reduce Number by Over Supply 1996/2011**: -472
- **Annual Rate**: 88

### Requirement 2011-2029

- **Total**: 3769
- **Reduce Number by Over Supply 1996/2011**: -472
- **Annual Rate**: 88

### Notes

1. **Note 1**: Balance to add to 5 year supply
2. **Note 2**: Reduce housing number to mid-2012 projections
3. **Note 3**: Reduce number by over-supply 1996/2011
4. **Note 4**: Add dwelling sites under construction
5. **Note 5**: JSHMA + mid-2011 household projections
6. **Note 6**: Add dwelling sites under construction
7. **Note 7**: SHLAA as WDC paper. Content as table

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### Additional Information

- **Number of Years Supply**: 61
- **Total**: 5139
- **Reduce Number by Over Supply 1996/2011**: -1498
- **Annual Rate**: 205

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### Targets and Complete to Date

- **Target Completions to Date**: 2451
- **Number of Years Supply**: 3570
- **Annual Rate**: 610

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### Miscellaneous

- **Windfall Allowance @122 per Year**: 2251
- **Total**: 487
- **Reduce Number by Over Supply 1996/2011**: -472
- **Annual Rate**: 9.86

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### Requirements per Year

- **Requirement 2011-2029**: 11293
- **Annual Rate**: 398
### Housing Delivery Compared with Targets 1996/2015

![Graph showing housing delivery compared to targets from 1996 to 2015.]

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