

Appellant's Updated 5 Year Land Supply Position

1. Introduction

This note sets out the Appellant's five year land supply (5YLS) position over the monitoring period 2020-2025 applying both a 5% and 10% buffer to the 690 dpa minimum requirement (725 dpa and 759 dpa respectively), notwithstanding the differences between the parties on the appropriate buffer to be applied under Paragraph 73 of NPPF 2019.

NB: The following tables supersede the following sections of the Appellant's Planning Proof of Evidence (POE). Paragraphs 7.88 and 7.89 on page 66, paragraphs 7.143 and 7.144 on page 75 and the previous calculations on Page 76 are superseded.

In order to achieve the adopted Local Plan minimum requirement of 15,950 dwellings the Appellant, also illustrates the SSDC Local Plan requirement of 725 dpa, applying both a 5% and 10% buffer and the historic under delivery against the Plan's requirement 1418 homes as at March 31st 2020.

2. Appellant's 5 year Supply

As shown in the attached Scott Schedule which is intended also to form Appendix 1 of the HLS SOCG the disputed sites in the Appellant's view reduce the Council's total supply figure (4368) by between 1314 and 1566. The sites in dispute are extracted precisely from Appendix 15 of Mr Orton's POE Table 8.7 with the only change to this being the additional column inserted to allow both the Council and Appellant to record their positions on those sites in dispute. There are 19 sites in dispute. In addition, the supply from the Rest of the District Category (ROD) over the 2020-2025 period is also disputed.

The Appellant's supply figure is between 3054 -2802 dwellings over the period 2020-2025 and the calculation of this is detailed in the Scott Schedule. There is a difference across these 19 sites of 1114 dwellings and a further difference of between 200 and 452 dwellings in the ROD category. The Total difference is therefore between 1566 and 1314 dwellings.

Applying an 11% average non implementation rate across the 5 years and adding back in 100 windfalls and 62 care homes (50% of the LPA's 123) results in a total supply of between **2656** and **2880** dwellings.

The amendments to the Appellant's position on the HLS reflects the additional discussions between the parties that have taken place, including a meeting on the 19th May, following the adjournment of the Inquiry.

3. Five Year Housing Requirement

Adopted Local Plan Policy SS5 “*Delivering New Housing Growth*” makes provision for “*at least*” 15,950 dwellings in the plan period. The annual requirement over the plan period 2006-2026 to achieve this is 725 dpa.

Table 1. Adopted Local Plan Requirement 2020-2025 + Historic Shortfall at March 2020 applying Sedgefield approach (1413)

AMR 2019/20 Total Completions	8740		
		Shortfall on LP Target	1418 (284 dpa x 5)
Local Plan (LP) Annual Requirement	725 dpa		
+ 5 % Buffer	761 dpa		
+ 10% Buffer	798 dpa		
LP + 5% Buffer requirement + Shortfall	1045 dpa	(761 + 284)	
5 year requirement	5225		
LP + 10% Buffer requirement + Shortfall	1082 dpa	(798 + 284)	
5 year requirement	5410		

Table 2. Standard Methodology Requirement

March 2021 Addendum	Standard method (dpa)
Minimum Annual SM requirement	690 dpa
5 year requirement	3450
Total SM requirement with 5% Buffer	3623 (rounded)

Annualised SM Requirement	725 (rounded)
Total SM Requirement with 10% Buffer	3795
Annual Requirement	759

4. Appellant's Five Year Housing Land Supply Position(s)

Table 3. Five year supply calculations using LPA Supply (4373)

LPA Housing Supply	4373
LP Requirement + 5% Buffer = 761 dpa	5.75 yrs
+ Shortfall = 1045 dpa	4.18 yrs
LP Requirement + 10% Buffer = 798 dpa	5.48 yrs
+ Shortfall = 1082 dpa	4.04 yrs
Standard Method with 5% Buffer = 725 dpa	6.03 yrs
Standard Method with 10% Buffer = 759 dpa	5.76 yrs

Table 4. Five year supply calculation using Appellant's Supply (2880)

Appellant Housing Supply	2880
LP Requirement + 5% Buffer = 761 dpa	3.78 yrs
+ Shortfall = 1045 dpa	2.76 yrs
LP Requirement + 10% Buffer = 798 dpa	3.61 yrs
+ Shortfall = 1082 dpa	2.66 yrs
Standard Method + 5% buffer = 725 dpa	3.97 yrs

Standard Method + 10% buffer = 759 dpa	3.79 yrs
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Table 5. Five Year Supply calculation using Appellant’s Lower Supply Figure 2656

Appellant Housing Supply 2656

LP Requirement + 5% Buffer = 761 dpa	3.49 yrs
+ Shortfall = 1045 dpa	2.54 yrs
LP Requirement + 10% Buffer = 798 dpa	3.32 yrs
+ Shortfall = 1082 dpa	2.45 yrs
Standard Method with 5% buffer = 725 dpa	3.66 yrs
Standard Method with 10% buffer = 759 dpa	3.50 yrs