

Nuneaton and Bedworth Borough Council

Five Year Housing Land Supply Calculation Summary as of 1st April 2023

Update position published February 2024

1. The National Planning Policy Framework (NPPF) states that Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth, or in some cases a minimum of four years' worth of housing against their housing requirement set out in adopted plans. NBBC is an authority required to demonstrate a minimum of four years' worth of housing against their five year housing requirement.
2. This summary provides the Five Year Housing Land Supply (5YHLS) calculation as of 1st April 2023, for the five year period from 1st April 2023 to 31st March 2028. The summary has been produced in accordance with the National Planning Policy Framework (2023) and associated national planning policy guidance.
3. The calculation is based on the housing requirement of 14,060 dwellings set out in the Nuneaton and Bedworth Borough Plan covering the period 2011-2031. The Borough Plan was adopted on 10th June 2019.
4. In calculating the 5YHLS, the Council has accounted for the shortfall from previous years and accommodated it over the remainder of the plan period (the "Liverpool method"). The Council is utilising a stepped trajectory, delivering a target of 502 dwellings per annum for 2011-2018 and 812 dwelling per annum for 2018-2031.
5. In accordance with Government guidance, a 20% buffer has been applied to address historic under-delivery. The shortfall in delivery has totalled 1,603 dwellings between 2011 and 2023.
6. The 5YHLS is based on the updated 2023 Housing Trajectory containing the full list of deliverable housing sites. This comprises permitted sites (with both full and outline permission), prior notification sites, strategic housing allocations, non-strategic housing allocations and resolution to grant sites. The trajectory sets out the sites considered to be deliverable within 5 years.
7. A 10% deduction for non-implementation of small sites equating to 18 dwellings per year, and a windfall allowance of 22 dwellings per year, has been applied based on past trends.
8. Whilst the objective is to achieve a five-year supply of housing sites, it should be viewed as a minimum on an ongoing basis. The 5YHLS will be updated at least annually so that the supply can be kept under review. If site permissions expire without having been implemented or are not delivered as quickly as expected, then the land supply figure will reduce accordingly. However, the Council will mitigate the risk of falling below the five year supply threshold and seek to maintain a healthy supply by granting planning permission for other applications where they are deemed to be acceptable in planning terms. It must be acknowledged however that the Council has no direct control over whether sites get built out or when they will be delivered.

Following the publication of the AMR which set out a position of 5.13 years for the period as at 1st April 2023, as a result of a number of factors, including preparation of evidence to inform the Borough Plan Review which was submitted to the Secretary of State on 12th February 2024, further discussions with landowners and agents on the progress of sites and having reviewed Case Law examples following the exchange of evidence on a number of planning inquiries on-going within the Borough, the Council has reconsidered its position. The Council now considers it can demonstrate a supply of 4.06 years, which is in excess of the 4 years required in accordance with national policy.

Five Year Supply Calculation (utilising the Liverpool method)

Dwellings needed per year	812
Actual completions	5971
What should have been completed in the 12 years	7574
Shortfall in the 11 years	-1603
Housing supply needed over next 5 years (Stepped Trajectory 812 x5)	4060
Short fall spread over the remainder of the plan period i.e. 1603/8	-200.38
Shortfall rounded up (per year)	201
Total shortfall for the next 5 years (201 x 5)	1005
Need plus the short fall (4060 + 1005)	5065
Per annum (5065/5)	1013
20% buffer (of the Total need plus the shortfall)	1013
Number of dwellings required over 5 years plus the 20% buffer (5065 + 1013)	6078
Dwellings needed per year over 5 year period (6078/5)	1215.6
Supply: Full Planning permission: 826 dwellings Outline Planning permission: 251 dwellings Prior Notification: 12 dwellings SHLAA sites: 23 dwellings Allocations: 3809 dwellings Windfalls and Prior Approvals: 110 10% deduction for non-completion on small sites: -90	4941
Number years supply (4941/1215)	4.06