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# 5 Year Housing Land Supply in Redditch Borough

Updated April 2013

## HOUSING SUPPLY IN REDDITCH BOROUGH – 1 April 2013 to 31 March 2018

### 1. Introduction

- 1.1 The National Planning Policy Framework (NPPF) (para 47) states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer to ensure choice and competition in the market for land.
- 1.2 This document sets out an assessment of whether there is a five year supply of deliverable housing land in the Borough of Redditch. This assessment will inform decisions on planning applications for housing development.

### 2. The Existing Development Plan Position in Relation to Housing Provision

- 2.1 The adopted development plan is the Borough of Redditch Local Plan No.3 (adopted 31 May 2006) (selected policies saved in May 2009). The NPPF (para 215) indicates that the weight applied to these policies will diminish from March 2013 if they are inconsistent with the NPPF. Following the change of Government in May 2010, proposals emerged to abolish Regional Spatial Strategies (RSS) and the housing targets embedded in them and return spatial planning matters and decision making to the local level. The Localism Act (2011) made provision for the abolition of the regional planning tier, and the West Midlands RSS was formally revoked on 20 May 2013. The revocation of the RSS placed the responsibility on Redditch Borough Council to determine its own locally derived housing requirement.
- 2.2 Guidance from DCLG issued on 6 July 2010 (see extract at Appendix 1) on setting appropriate local housing needs requirements varies from continuing with emerging RSS targets (if appropriate) to determining new requirements from local housing need evidence. With respect to the provision of a five year land supply, DCLG guidance states *“Although the overall ambition for housing growth may change, authorities should continue to identify enough viable land in their DPDs to meet growth. Strategic Housing Market Assessments and Strategic Housing Land Availability Assessments can help with this. Local planning authorities should continue to use their plans to identify sufficient sites and broad areas for development to deliver their housing ambitions for at least 15 years from the date the plan is adopted. Authorities should also have a five year land supply of deliverable sites. This too will need to reflect any changes to the overall local housing ambition.”* Redditch Borough Council commissioned additional work to supplement the Worcestershire Strategic Housing Market Assessment (2012) to support a case for a locally derived housing requirement (Worcestershire SHMA – Redditch – Updated Household Projections Annex, May 2012).
- 2.3 This land supply calculation has been based upon the figures in the SHMA Annex for Redditch (GVA, 2012). The outcome of the Strategic Housing Land Availability Assessment (SHLAA), indicates that Redditch has insufficient capacity within the Borough boundary to meet its needs. It is therefore necessary to rely on land in neighbouring Districts to contribute towards the supply. The duty to cooperate has enabled the discussion with neighbouring Districts to be effective. Sites within Bromsgrove District were assessed (Housing Growth Development Study, January 2013) to inform the joint Redditch Housing Growth Consultation (April/May 2013). The Housing Growth Development Study provides site specific information at the same level as the Redditch SHLAA analysis, but in somewhat greater detail. Where cross boundary sites are considered to have capacity for completion within five years, they have been included in this five year land supply calculation.
- 2.4 The strategic housing requirement for Redditch (2011 to 2030) is around 6400 dwellings (net). Deducting completions of 193 dwellings (net) for the period 1 April 2011 to 31 March 2013 leaves a residual requirement of 6207 dwellings (net) up to 31 March 2030. The calculation of the five year supply of deliverable housing land is detailed in Section 4 of this document.

### 3. Deliverable Housing Land

- 3.1 The NPPF (footnote 11, p.12) states that for sites to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. To establish whether there is a five year supply of deliverable housing land in the Borough, existing large site permissions (10 or more dwellings), remaining Local Plan allocations, small site commitments and SHLAA sites have been assessed as to whether they are available, suitable and achievable.
- 3.2 For sites to be considered **available** they will:
- be an allocated site in the Borough of Redditch Local Plan No.3 with outstanding development capacity; or
  - have outline, detailed or reserved matters permission; or
  - be specific, unallocated sites that have the potential to make a significant contribution to housing delivery during the five year period; i.e. be identified in the Redditch SHLAA as having potential for development within five years.
- 3.3 For sites to be considered **suitable** the NPPF indicates that they should offer a suitable location for development which would contribute to the creation of sustainable mixed communities. For those sites with planning permission or allocated in the adopted Local Plan this assessment of suitability will have formed part of the decision making process to either grant planning permission or allocate the site. Therefore it is considered that sites with existing planning permission or sites in the adopted Local Plan are suitable.
- 3.4 For sites to be considered **achievable** there should be a reasonable prospect that housing will be delivered on the site within five years. Sites are considered achievable if:
- there are no known ownership constraints; and
  - there are no known physical or environmental constraints; and
  - there are no conditions or section 106 agreements precluding or limiting development within the five year period.
- 3.5 PINS advice, para 7 (Appendix 2) indicates that unallocated sites may be included in the five year supply where the Local Authority is satisfied that specific sites included meet the deliverability tests in PPS3, para 54 and will make a significant contribution to the delivery of housing during the five year period. The delivery test criteria described above have not altered through the transition from PPS3 to the NPPF. Therefore, the PINS advice (Appendix 2) is still considered to be relevant to the provision of a five year supply of land for housing.
- 3.6 The NPPF (para 48) gives local planning authorities the opportunity to make an allowance for windfall sites in the five year land supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Redditch Borough Council explores this evidence and findings are detailed at Appendix 3 of this document.
- 3.7 Details of all the sites which contribute to meeting the housing supply for Redditch (row (d) of the calculation in Section 4) can be found in Section 5 of this document.

#### 4. The Five Year Supply of Deliverable Housing Land (2013 to 2018)

4.1 The assessment demonstrates that there is a five year supply of housing land in the Borough and is summarised as follows:

		<b>Dwellings</b>	<b>Average per Annum</b>
a	Redditch Housing Requirement 2011 to 2030 (net) (6400 dwellings ÷ 19 years)	6400	337
b	Completions 2011 to 2013 (net)	193	97
c	Residual Requirement 2013 to 2030 (a - b) (residual annual average = 6207 ÷ 17 years)	6207 (net)	365 (net)
d	Commitments at 1 April 2013 (identified in Section 5)	2296	
e	Requirement for 5 years 2013 to 2018 = 5 x 365 + 5%	1916	383 (net)
f	Number of years supply (d ÷ 383)	5.99 years supply	
g	Surplus above 5 year requirement (d - e)	+380	

4.2 This assessment will inform decisions on planning applications for housing in accordance with the NPPF paragraph 49. It indicates that there is a five year supply of deliverable land for housing to meet the currently identified housing requirement for Redditch.

4.3 With respect to row (c), the residual requirement, including any current under provision has been dispersed across the whole of the Plan period, adopting the 'Liverpool method'. Appendix 4 justifies this approach.

4.4 With respect to row (e): The NPPF (para 47) states that local planning authorities should include an additional buffer in the land supply figure (moved forward from later in the plan period) to ensure choice and competition in the market for land. The buffer should be an additional 5%, unless the local authority had persistently under delivered against its housing target, in which case a 20% buffer should be added. Appendix 5 details the Council's reasoning behind the addition of a 5% buffer at row (e).

## 5. Components which contribute to the Five Year Supply of Deliverable Housing Land

5.1 The components which have been included towards the five year land supply (totals in bold) are detailed as follows:

### Borough of Redditch Local Plan No.3 - Large Site Commitments

No.	Site Name	Capacity for Completions (2013-18)	Brownfield/ Greenfield	Not Started	Under Construction
124*	Brush Factory, Evesham Road	6	B	0	6
135	RO 144 – 162 Easemore Road	19	B	19	0
<b>TOTAL</b>		<b>25</b>		<b>19</b>	<b>6</b>

### Borough of Redditch Local Plan No.3 - Large Sites which can be drawn upon to meet any shortfall identified through the monitoring process<sup>1</sup>

No.	Site Name	Capacity for Completions (2012-17)	Brownfield/ Greenfield	Not Started	Under Construction
143	Castleditch Lane/ Pheasant Lane	16	G	16	0
155*	Former Claybrook School	35	B	35	0
157*	Former Ipsley School Playing Field	41	G	41	0
158	South of Scout Hut, Oakenshaw Road	41	G	41	0
<b>TOTAL</b>		<b>133</b>		<b>133</b>	<b>0</b>

\* Sites with valid planning consent

<sup>1</sup> Capacities on these sites have been amended to reflect the findings of the SHLAA (March 2009)

### Sites identified in Redditch SHLAA

No.	Site Name	Capacity for Completions (2013-18)	Brownfield/ Greenfield	Not Started	Under Construction
153	Prospect Hill	71	B	71	0
200	Land at Wirehill Drive	12	G	12	0
203*†	Former Dingleside Middle School and Auxerre Avenue	180	B+G	180	0
206*	Church Hill District Centre	51	B	51	0
208	Widney Works, Bromsgrove Road	40	B+G	40	0
209	Loxley Close	10	B	10	0
210	Land to the rear of the Alexandra Hospital	145	G	145	0
211	A435 ADR	130	G	130	0
212*†	Brockhill (former ADR & GB)	587	G	587	0
213	Webheath (former ADR)	160	G	160	0
215	Birchfield Road	28	G	28	0
216	Former Hewell Road swimming baths	14	B	14	0
217	Adj. Sandycroft, West Avenue	9	G	9	0
218	RO Windsor Road Gas Works	42	B	42	0
219	Studley Road/Green Lane	12	G	12	0
2010/05	Clifton Close	6	G	6	0
<b>TOTAL</b>		<b>1497</b>		<b>1497</b>	<b>0</b>

### Windfall sites (5 dwellings or more) identified since the adoption of the Borough of Redditch Local Plan No.3

No.	Site Name	Capacity for Completions (2013-18)	Brownfield/ Greenfield	Not Started	Under Construction
202*	Dorothy Terry House	42	B	42	0
204*	Former Marlfield Farm First School	38	B+G	0	38
205*	Mayfields Works, The Mayfields	23	B	23	0
220*	Park House, Evesham Street	14	B	14	0
12/161*	The Elms, Bromsgrove Road	7	G	7	0
10/154*	Wellington Works, Astwood Bank	1	B	0	1
<b>TOTAL</b>		<b>125</b>		<b>86</b>	<b>39</b>

\* Sites with valid planning consent

† Consent on part of site only

Small Site Commitments (4 dwellings or less) with valid planning consent

No.	Site Name	Capacity for Completions at 1.4.2011	Not Started	Under Construction	Brownfield/ Greenfield
09/086	97 Prospect Road North, Lakeside	1	0	1	B
10/011	Adj. Hill Top, Church Road, Webheath	1	1	0	B
10/154	Wellington Works, Astwood Bank	1	0	1	B
10/178	RO 1142 Evesham Road, Astwood Bank	1	1	0	G
10/254	First House, Lady Harriet's Lane	1	1	0	G
10/303	Brooklands, Brooklands Lane, Church Hill	1	1	0	G
11/064	Adj. 760 Evesham Road, Crabbs Cross	2	2	0	G
11/086	Adj. The Old Rectory, Ickniel Street, Ipsley	1	1	0	G
11/105ol	239 Evesham Road, Headless Cross	1	1	0	B
11/108	West of Tanhouse Lane, Church Hill North	3	2	1	G
11/113	7 Morsefield Lane, Matchborough West	1	1	0	B
11/126	20 Unicorn Hill, Town Centre	2	2	0	B
11/134	144 Paddock Lane, Oakenshaw	1	1	0	B
11/174	Adj. 62 Enfield Road, Hunt End	1	0	1	G
11/231	111 Walkwood Road, Hunt End	1	1	0	G
11/274	74A Lodge Road, Smallwood	1	1	0	B
11/286	Phoenix Works, Summer Street, Smallwood	1	1	0	B
11/327	166 Mount Pleasant	1	0	1	B
12/010	Adj. Doebank House, Astwood Bank	1	0	1	G
12/019	Rock Hill Farm, Astwood Lane, Feckenham	1	1	0	G
12/060	1 Albert Street, Enfield	1	1	0	B
12/073	Adj. 19 Petton Close, Winyates East	2	2	0	G
12/099	Adj. 205 Evesham Road, Headless Cross	2	2	0	B
12/100	Adj. 12 Greenfields, Southcrest	2	2	0	B
12/116	Adj. Carantac, The Mayfields, Southcrest	1	1	0	G
12/140	Ham Green Farmhouse	1	0	1	G
12/142	84 Oakly Road, Southcrest	2	2	0	B
12/154	93-95 Bromsgrove Road, Batchley	2	2	0	B
12/185	Mayfields Stores, Sycamore Avenue,	1	0	1	B
12/197	131 Evesham Road, Headless Cross	2	2	0	B
12/251	The Thatchers, Church Road, Webheath	2	2	0	G
12/268ol	Adj. 37F Mason Road, Headless Cross	1	1	0	G
12/257	RO 247 Evesham Road, Headless Cross	1	1	0	G
12/270	Priestbridge Farm, Bradley Green	1	1	0	G
12/289	Adj. 246 Birmingham Road, Enfield	1	1	0	G
12/295	Adj. 101 Holloway Lane, Lakeside	1	1	0	G
13/003	Adj. 5 The Mayfields, Southcrest	1	1	0	G
<b>TOTAL</b>		<b>48</b>	<b>40</b>	<b>8</b>	

Allowance for lapse: 40 – 9.6% (lapse rate) = 36 + 8 = **44 dwellings**

Small Site Windfall Allowance

Small site windfall allowance on sites less than 5 dwellings = **22 dwellings** (see Appendix 3)

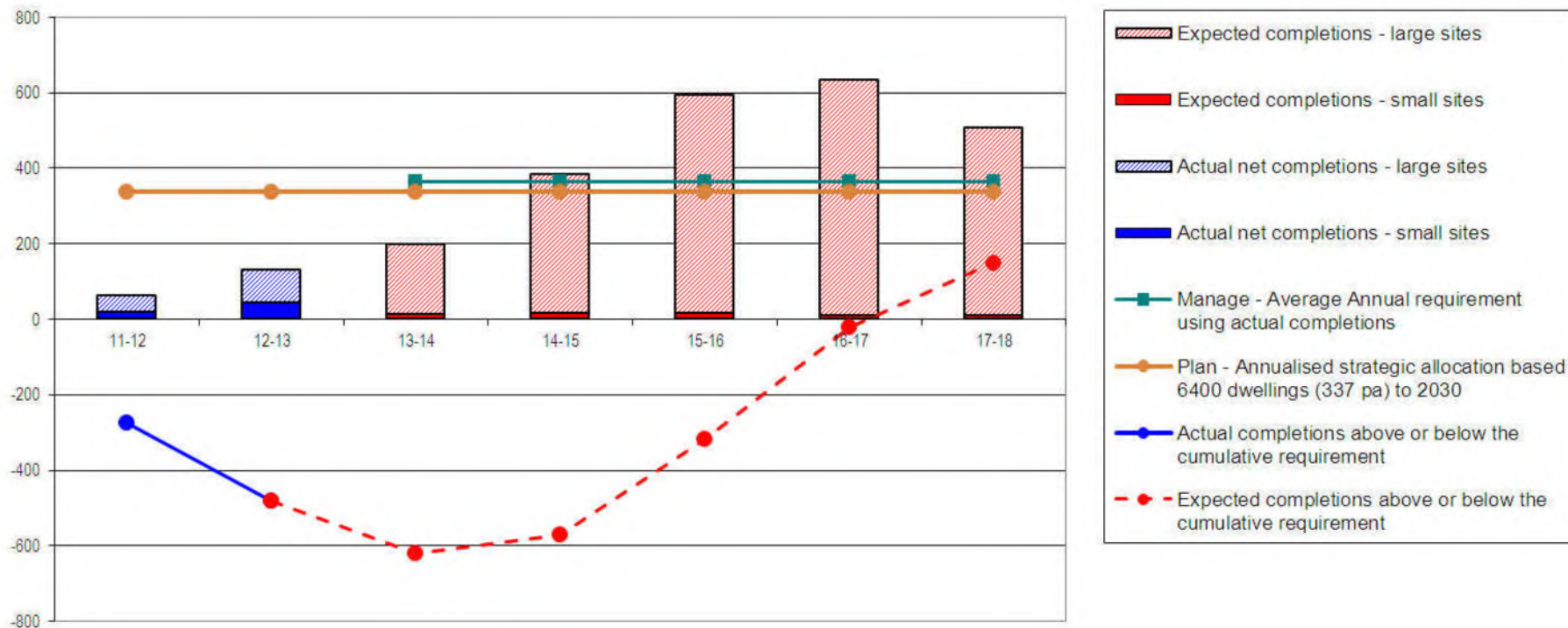
Cross Boundary contributions

No.	Site Name	Capacity for Completions (2013-18)	Brownfield/ Greenfield	Not Started	Under Construction
Site 1	Foxlydiate	450	G	450	0
<b>TOTAL</b>		450		<b>450</b>	<b>0</b>



## 6. Housing Trajectory

Borough of Redditch Housing Trajectory 1.4.2013





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The Chief Planning Officer  
Local Planning Authorities in England

6 July 2010

**Chief Planning Officer Letter:**

**REVOCATION OF REGIONAL STRATEGIES**

Today the Secretary of State announced the revocation of Regional Strategies with immediate effect.

I have attached some 'questions and answer' advice on immediate issues that may arise from this announcement. It will be important for local planning authorities to carry on delivering local development frameworks and making decisions on applications and the attached document focuses on how to continue taking these forward.

Please address any queries to Eamon Mythen at CLG in the first instance ([Eamon.Mythen@communities.gsi.gov.uk](mailto:Eamon.Mythen@communities.gsi.gov.uk)).

A handwritten signature in black ink, appearing to read "Steve Quartermain", with a long horizontal line extending to the right.

**STEVE QUARTERMAIN**  
*Chief Planner*

**10. Who will determine housing numbers in the absence of Regional Strategy targets?**

Local planning authorities will be responsible for establishing the right level of local housing provision in their area, and identifying a long term supply of housing land without the burden of regional housing targets. Some authorities may decide to retain their existing housing targets that were set out in the revoked Regional Strategies. Others may decide to review their housing targets. We would expect that those authorities should quickly signal their intention to undertake an early review so that communities and land owners know where they stand.

**11. Will we still need to justify the housing numbers in our plans?**

Yes – it is important for the planning process to be transparent, and for people to be able to understand why decisions have been taken. Local authorities should continue to collect and use reliable information to justify their housing supply policies and defend them during the LDF examination process. They should do this in line with current policy in PPS3.

**12. Can I replace Regional Strategy targets with “option 1 numbers”?**

Yes, if that is the right thing to do for your area. Authorities may base revised housing targets on the level of provision submitted to the original Regional Spatial Strategy examination (Option 1 targets), supplemented by more recent information as appropriate. These figures are based on assessments undertaken by local authorities. However, any target selected may be tested during the examination process especially if challenged and authorities will need to be ready to defend them.

**13. Do we still have to provide a 5 year land supply?**

Yes. Although the overall ambition for housing growth may change, authorities should continue to identify enough viable land in their DPDs to meet that growth. Strategic Housing Market Assessments and Strategic Housing Land Availability Assessments can help with this. Local planning authorities should continue to use their plans to identify sufficient sites and broad areas for development to deliver their housing ambitions for at least 15 years from the date the plan is adopted. Authorities should also have a five year land supply of deliverable sites. This too will need to reflect any changes to the overall local housing ambition.

## Appendix 2: PINS advice

### Assessing Deliverability

6. Local Planning Authorities will need to assess whether potential sites are deliverable in the terms of paragraph 54 of PPS3, drawing upon up-to-date information and ensuring that their judgements are clearly and transparently set out, noting any assumptions made. It is important that developers and local communities understand the basis on which the assessment is made.

Deliverability Criteria	Assessing Deliverability
Available	Does the information that supports either the allocation of a site in an up-to-date plan (subject to planning permission), or the granting of a planning permission, clearly indicate that site is available now? If existing information is not sufficient, it may be necessary for the Local Planning Authority to gather further, up-to-date evidence by discussing availability of the site with relevant developers/landowners.
Suitable	Can sites that are allocated or have planning permission be regarded as being suitable? This will usually be a reasonable assumption, but it may be necessary to assess whether circumstances have changed (e.g. since a site was allocated) that would alter the suitability of the site for housing.
Achievable	Does the information supporting the site allocation or planning permission clearly demonstrate that there is a reasonable prospect of housing being delivered within 5 years? It may be necessary to discuss with relevant developers/landowners and/or analyse current housing market conditions in order to make an informed judgement about this.

7. Unallocated sites may be included in the 5 year supply of deliverable sites, but only where the Local Planning Authority is satisfied, having considered the particular circumstances of the specific site, that the site will meet all the tests of deliverability in paragraph 54 of PPS3 and will make a significant contribution to the delivery of housing during the relevant 5 year period. As indicated above, such unallocated sites would normally have made sufficient progress through the planning process to be able to be considered deliverable in the terms of paragraph 54 of PPS3.

8. Unallocated sites that are not likely to make a significant contribution to the delivery of housing during the relevant 5-year period should not be taken into account in an assessment of the 5-year supply until a planning permission has been granted and the land supply is being reviewed.

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### Appendix 3: Windfall Allowance

The NPPF (para 48) states *“Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.”*

The Glossary (NPPF, Annex 2), defines windfall sites as, *“Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.”*

It is expected that small sites will continue to come forward and make a contribution to the housing supply. Therefore, Redditch Borough Council has chosen to use a windfall allowance approach to determine an estimate of future small site completions (less than five dwellings) for the housing trajectory within the five year land supply figure and offers the following explanation as justification for this approach:

- Capacity within Redditch Borough to meet its growth needs
  - Evidence of housing need and identified capacity within the urban area indicates that some development will be required beyond the Borough’s administrative boundary on neighbouring authorities Green Belt land. Therefore, it is essential that Redditch Borough Council identifies a realistic capacity within its urban area to minimise the impact on surrounding Green Belt land and to make effective and efficient use of the land within the Borough.
- SHLAA threshold
  - The SHLAA has identified as many sites as possible to contribute towards meeting the Borough’s housing needs. However, evidence indicates that potential supply is less than anticipated demand. The SHLAA has identified land on sites which have a potential capacity for five dwellings or more. To identify sites below this threshold would mean attempting to identify sites of a scale down to individual housing plots. It was considered that this would be too onerous a task, extremely time consuming and potentially endless. Therefore, as planning applications below the five dwelling threshold are submitted and approved on a regular basis, it is important that these are included in the land supply calculation to maximise the Borough’s potential capacity.
- Completion data
  - The windfall assumption has been based on annual completions data as this represents more reliable delivery data than annual commitments data. Only completions which fall below the five dwelling threshold in the SHLAA have been included in order to avoid any potential double-counting.
  - The completions trend analysis dates back to 1996. It is considered that this timeframe reflects both peaks and troughs in the property development market and presents a strong dataset to support the consistent delivery of windfall sites against market demand.
- Brownfield developments – conversions, COU, redevelopment
  - Conversions generally fall below the SHLAA threshold and are difficult to pin-point. However, analysis of long term completion statistics indicates that Redditch has experienced a consistent trend of dwelling subdivision, especially in its Victorian villas and terraces and in larger former New Town Development Corporation properties. Current small site commitments monitoring suggests that this trend is expected to continue.

- Greenfield developments
  - Analysis of long term completion statistics indicates that some greenfield land, other than residential gardens, does come forward for development. However, analysis of greenfield site completion trends has revealed that these have predominantly been barn conversions. Whilst past trends indicate that there have been several barn conversions within the Borough, it is considered that this trend cannot be sustained due to the limited size of the Borough's rural area and a diminishing supply of readily available barns for conversion. Furthermore, other greenfield land that has come forward for development cannot be described as a reliable or regular source of supply and it is therefore inappropriate to include this in an assumption figure.

In summary, the NPPF acknowledges that a windfall allowance in the five year land supply can make a contribution to the housing supply if compelling evidence exists. Redditch Borough Council considers that making effective and efficient use of the land in its Borough is essential given the potential need for cross boundary Green Belt development to meet its housing needs. This represents a strong case for including a windfall allowance within the five year land supply. The allowance only takes account of trend-based analysis for sites which currently fall below the SHLAA threshold of five dwellings in order to 'plug the gap' in capacity identification and to avoid double counting with sites identified in the SHLAA. Furthermore, only brownfield completions have been included (excluding residential garden developments which were previously categorised as brownfield) in order to present a realistic approach to small scale completion trends for the purpose of a windfall allowance.

In order to avoid double counting with the small site commitments identified on page 6 of this document, a windfall allowance for years 4 and 5 of the supply period only has been included. This assumes that any current small site commitments will either have been completed or lapsed over the forthcoming three year period.

Urban Brownfield Completions on sites of less than 5 dwellings																	Total
96/97	97/98	98/99	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	
10	8	22	14	4	10	14	5	9	20	13	8	10	1	12	9	10	179

178 divided by 17 = 10.52 (rounded to 11 dwellings)

11 dwellings x 2 years (1 April 16 to 31 March 18) = 22 dwellings

Small site windfall allowance on sites less than 5 dwellings = **22 dwellings**

## Appendix 4: Dealing with the shortfall in provision

There are two methods for overcoming the undersupply in provision, commonly referred to as the 'Liverpool' and 'Sedgefield' methods. The Liverpool method disperses the shortfall over the remainder of the Plan period, whilst the Sedgefield method makes up the shortfall within the next five years and is added to the five year target.

Although the purpose of the NPPF (para 47) is to significantly boost the supply of housing, it makes no preference for a particular methodology to overcome undersupply and is silent on the relative merits of the two approaches. The majority of Secretary of State decisions have relied upon the Sedgefield method where the matter has been debated<sup>2</sup>.

However, a recent Appeal Decision<sup>3</sup> offered the following opinion:

Whilst acknowledging that other colleagues had favoured the Sedgefield approach, the Inspector could see little purpose in aspiring to a target which might be considered to be unrealistic in the current economic climate. Given the severity of the economic downturn since 2008, in his view it was more realistic to anticipate a slow and steady recovery over a protracted period, and preferred the more cautious adoption of the Liverpool method.

The current economic climate has affected recent delivery rates in Redditch, but is showing signs of recovery. Therefore, a steady and realistic approach to reducing undersupply would be appropriate for Redditch. The Council's preferred approach is the Liverpool method. The tables below evaluate the housing land supply position under both scenarios, and with both a 5% and 20% buffer (the buffer is justified at Appendix 5). It is clear from the tables that Redditch Borough Council can demonstrate a five year supply of housing land under three of the four scenarios, including its preferred scenario.

Furthermore, when analysing the delivery trajectory (p.8), it has been demonstrated that the delivery shortfall will be met within five years, based on a dispersal approach.

	<b>Calculation with 5% buffer (Liverpool method) Preferred Scenario</b>	<b>Dwellings</b>	<b>Average per Annum</b>
a	Redditch Housing Requirement 2011 to 2030 (net) (6400 dwellings ÷ 19 years)	6400	337
b	Completions 2011 to 2013 (net)	193	97
c	Residual Requirement 2013 to 2030 (a - b) (residual annual average = 6207 ÷ 17 years)	6207 (net)	365 (net)
d	Commitments at 1 April 2013 (identified in Section 5)	2296	
e	Requirement for 5 years 2013 to 2018 (5 x 365 + 5%)	1916	383 (net)
f	Number of years supply (d ÷ 383)	5.99 years supply	
g	Surplus above 5 year requirement (d - e)	+380	

<sup>2</sup> P. Cairnes (No.5 Chambers) Seminar Paper (2013) "Please Release Me – 5 Year Housing Land Supply"

<sup>3</sup> A. Pykett (17 May 2013) Land at Shilton Road, Barwell, Leics (Appeal Ref: APP/K2420/A/12/2188915)

	<b>Calculation with 5% buffer (Sedgefield method)</b>	<b>Dwellings</b>	<b>Average per Annum</b>
a	Redditch Housing Requirement 2011 to 2030 (net) (6400 dwellings ÷ 19 years)	6400	337
b	Completions 2011 to 2013 (net)	193	97
c	Completions shortfall (337 x 2 – 193)	481 (net)	96 (net)
d	Commitments at 1 April 2013 (identified in Section 5)	2296	
e	Requirement for 5 years 2013 to 2018 5 x 337 + 481 + 5%	2274	455 (net)
f	Number of years supply (d ÷ 455)	5.04 years supply	
g	Surplus above 5 year requirement (d - e)	+22	

	<b>Calculation with 20% buffer (Liverpool method)</b>	<b>Dwellings</b>	<b>Average per Annum</b>
a	Redditch Housing Requirement 2011 to 2030 (net) (6400 dwellings ÷ 19 years)	6400	337
b	Completions 2011 to 2013 (net)	193	97
c	Residual Requirement 2013 to 2030 (a - b) (residual annual average = 6207 ÷ 17 years)	6207 (net)	365 (net)
d	Commitments at 1 April 2013 (identified in Section 5)	2296	
e	Requirement for 5 years 2013 to 2018 (5 x 365 + 20%)	2190	438 (net)
f	Number of years supply (d ÷ 438)	5.24 years supply	
g	Surplus above 5 year requirement (d - e)	+106	

	<b>Calculation with 20% buffer (Sedgefield method)</b>	<b>Dwellings</b>	<b>Average per Annum</b>
a	Redditch Housing Requirement 2011 to 2030 (net) (6400 dwellings ÷ 19 years)	6400	337
b	Completions 2011 to 2013 (net)	193	97
c	Completions shortfall (337 x 2 – 193)	481 (net)	96 (net)
d	Commitments at 1 April 2013 (identified in Section 5)	2296	
e	Requirement for 5 years 2013 to 2018 (5 x 337 + 481 + 20%)	2599	520 (net)
f	Number of years supply (d ÷ 520)	4.41 years supply	
g	Shortfall below 5 year requirement (d - e)	-303	



## Appendix 5: Housing Delivery Performance – assessing an appropriate additional buffer

The NPPF (para 47) states that local planning authorities should include an additional buffer in the land supply figure (moved forward from later in the plan period) to ensure choice and competition in the market for land. The buffer should be an additional 5%, unless the local authority had persistently under delivered against its housing target, in which case a 20% buffer should be added.

Recent PINS advice to the Borough Council indicated that authorities would need to take into account the peaks and troughs in the property market, potentially over a 6-10 year period, in order that a valued judgement could be made. However, the 2011-28 Plan period only dates back one year and it could be argued that the last year's completion figure does not present a balanced spectrum of peaks and troughs across the property market. The introduction to this document identifies that the adopted development plan comprises the Borough of Redditch Local Plan No.3, the Worcestershire County Structure Plan (the Borough of Redditch Local Plan No.3 target is a derivative of the Worcestershire County Structure Plan target), and the Regional Spatial Strategy for the West Midlands (January 2008). Therefore, it is considered appropriate to test housing delivery performance against the targets embedded within these documents and the timeframes they represent.

### Borough of Redditch Local Plan No.3

The Borough of Redditch Local Plan No.3 prepared for the construction and completion of a maximum of 4504 dwellings between 1 April 1996 and 31 March 2011. During this period, 4452 dwellings were completed, which fell well within the +/- 10% parameter usually applied to such targets. As the completions trend dates back to 1996 and covers the whole of the Plan period, it is considered that this timeframe reflects both peaks and troughs in the property development market, and runs consecutively with the current Plan period. It presents a strong dataset to support consistent delivery against the housing requirement. Therefore, it can be concluded that there has been no under delivery against the housing target.

BORLP3 Completions 1996 - 2011															Total
96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	
262	380	284	472	483	233	284	419	288	262	454	236	100	171	124	4452

### Adopted Regional Spatial Strategy

The adopted Regional Spatial Strategy prepared for the construction and completion of a maximum of 26,200 dwellings in Worcestershire between 1 April 2001 and 31 March 2021. Redditch Borough's proportion of this target was the same proportion which was applied to Redditch in the Worcestershire County Structure Plan i.e. 16.19%. Therefore: 26,200 x 16.19% = 4242 dwellings up to 2021 (202 dwellings per annum).

2634 (completions) ÷ 11 (years completions) = 239 dwellings per annum. Therefore, it can be concluded that there has been no under delivery against the housing target.

RSS Completions 2001 - 2012											Total
01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	
233	284	419	288	262	454	236	100	171	124	63	2634