



Housing Monitor 2022 – Erratum Oct 2022

Introduction

1. In June 2022, the Council published its 2022 Housing Monitor. In this monitor (on pages 48 – 49), the Council sets out its Five Year Housing Land Supply (5YHLS) position at April 2022 and its predicted Five Year Housing Land Supply position at April 2023 (as required by Development Management Plan Policy MLS1).

Published position at April 2023

2. The housing requirement used for the purpose of demonstrating a (predicted) 5YHLS in the 2022 Housing Monitor was based on the Core Strategy annualised requirement of 460dpa for the first four years and a (capped) Standard Method calculated figure of 644 for the final year (2027/28). This appeared to be a suitable approach given that the final year would extend beyond the current Local Plan period (2012 – 2027). Based on this ‘hybrid’ housing requirement, the predicted 5YHLS position at April 2023, published in the 2022 Housing Monitor was as set out in Table 1 below.

Table 1: Summary of predicted Five Year Land Supply at April 2023 (as published in the 2022 Housing Monitor)

Source	
1. Sites with planning permission	1,098
2. Sites without planning permission	14
3. Specific Deliverable Sites (1 + 2)	1,112
4. Windfall allowance	375
5. Total Five Year Supply (3 + 4)	1,487
6. Annualised Housing Requirement	497
7. 5% Buffer	25
8. Annualised plan period over/under supply	-251
9. Total annual requirement (6 + 7 + 8)	271
10. Equivalent years supply (5 / 9)	5.49

Amended position at April 2023

3. Following the publication of its 2022 Housing Monitor, the Council sought counsel advice regarding the use of the Local Plan housing requirement for 5YHLS calculations beyond the current Local Plan period.
4. Based on this advice, the Council's position on using the 'hybrid' approach to its housing requirement for the purpose of calculating its 5YHLS and its predicted 5YHLS has changed and instead, the Core Strategy annualised requirement of 460dpa will be used for all five years. The method for calculating any oversupply or undersupply remains the same. The predicted 5YHLS position at April 2023 is therefore amended as set out in Table 2 below.

Table 2: Summary of predicted Five Year Land Supply at April 2023 (as amended)

Source	
1. Sites with planning permission	1,098
2. Sites without planning permission	14
3. Specific Deliverable Sites (1 + 2)	1,112
4. Windfall allowance	375
5. Total Five Year Supply (3 + 4)	1,487
6. Annualised Housing Requirement	460
7. 5% Buffer	23
8. Annualised plan period over/under supply	-251
9. Total annual requirement (6 + 7 + 8)	232
10. Equivalent years supply (5 / 9)	6.41