

Calculations for housing land supply following receipt of the Inspectors post hearing advice.

Table 1

	Number of dwellings delivered within the plan period (2011 – 2031)
Completions 1 April 2011 – 31 March 2018	2041
Large sites with planning permission (excluding allocated sites)	1056
Allocated sites with planning permission	2903
Allocated sites without planning permission	2359
Small sites with planning permission (discounted by 10%)	426
Windfall allowance 21/22 – 30/31 (50 X 10 yrs)	500
Total	9285
Annual requirement (9285 ÷ 20 years)	464

Table 2

Housing land supply position as at 31 March 2018, assessed using the Liverpool method of addressing the shortfall, a discounted small sites figure, windfall allowance and a 20% buffer.

LIVERPOOL METHOD	Number of dwellings
A. Five year requirement (464 X 5)	2320
B. Shortfall since 2011 (see table 3)	-1207
C. 1207 ÷ 13 years remaining of plan period	93
D. Annual requirement (93) x 5 years	465
E. Five year requirement with shortfall (2320 + 465)	2785
F Five year requirement with shortfall + 20% buffer	3342
G. Annual requirement (3342 ÷ 5 years)	668
H. Existing large sites permissions or allocated in a Local Plan deliverable in 5 years	2946
I. Existing small sites permissions (473) discounted by 10%	426
J. Windfall allowance for 2021/22 and 2022/23 (50 x 2 years)	100
K. Total supply deliverable in 5 years (H+I+J)	3472
L. Supply in years (3472 ÷ 668)	5.19 years

Table 3

Year	Dwelling completions (net)	Annual average dwg. requirement	Variance	Balance
2011 – 2012	215	464	-249	-249
2012 – 2013	185	464	-279	-528
2013 – 2014	195	464	-269	-797
2014 – 2015	276	464	-188	-985
2015 – 2016	320	464	-144	-1129
2016 – 2017	455	464	-9	-1138
2017 – 2018	395	464	-69	-1207
TOTAL	2041			