

Matter 15, Action 59 – Update to Hearing Statement Q 17.2 – 28.2.23 V3

17.2 What is the estimated total supply in the plan period from:

- a) Completions since 31 March 2021**
- b) Sites under-construction**
- c) Planning permissions**
- d) Proposed allocations**
- e) Windfall sites**

Completions since 31st March 2021

- 17.2.1 The Housing Trajectory 26.2.23 (Table 2) shows that there were 144 dwellings completed in year 1 of the Local Plan period. Of these completions, 6 dwellings were built on sites allocated for housing in the Core Strategy 2013, 121 dwellings on sites with permission for 6 or more dwellings and the remaining 17 on sites with permission for 5 dwellings or less.
- 17.2.2 Monitoring records shows that 104 dwellings were completed between 1st April 2022 and 30th September 2022 (the majority of these will be shown as sites under construction in the Housing Trajectory Update which had a base date of 31st March 2022).

Sites under construction

- 17.2.3 The trajectory 26.2.23 (Tables 2 and 6) shows that on sites which have extant planning permission for 5 units¹ or less, 159 of these dwellings were under construction at 31st March 2022.
- 17.2.4 The trajectory 26.2.23 (Tables 2 and 8) shows that on sites with extant planning permission for 6+ units¹, 331 of these dwellings were under construction at 31st March 2022.

Planning Permissions

- 17.2.5 The Housing Trajectory 26.2.23 (Tables 2 and 5) shows that 73 dwellings have full planning permission on sites of 5 units or less but as of 31st March 2022 development had not yet commenced.
- 17.2.6 It also shows in, tables 2 and 7, that 457 dwellings have full planning permission on larger sites (6+ dwellings) but at 31st March 2022 development had not yet commenced.
- 17.2.7 The document (table 9) also shows that there are 196 dwellings which have outline planning permission at 31st March 2022.

Proposed Allocations

- 17.2.8 The Housing trajectory 26.2.23 (tables 2 and 4) shows that 2,595 dwellings are anticipated to be built on housing allocations within the Local Plan. This is lower than the figure shown in the Local Plan Publication Draft trajectory as a result of the removal of allocation HWH6 (which gained planning permission prior to the trajectory's base date and is included in the supply as a site with planning permission) and due to delivery being pushed back on a number of sites as discussed through the Local Plan Hearing Sessions. This figure does not

¹ Identified in Table 2 in the Housing Trajectory Update (Minor Modification MI-APP5 – CD17)

include the 6 dwellings that were completed on sites allocated in the Core Strategy in 2021/22 that also form part of the overall supply.

Windfall Sites

17.2.11 It is anticipated that 420 dwellings will be delivered on windfall sites in total from years 24/25 onwards (30 per annum). The windfall allowance only comprises of development on small sites (5 units or less) as shown in Table 2 of the trajectory.

Overall Supply

17.2.12 Overall, the trajectory 26.2.23 identifies a supply of 4,343 dwellings over the plan period (a deduction has been made for anticipated demolitions). 1,401 of these dwellings are expected to be delivered in the current 5 year period which runs from 2022/23 to 2026/27. Further information regarding the 5 year supply is contained in the Five Year Supply Position Paper update.