

Examination of the South Worcestershire Development Plan Review

Inspectors: P Lewis BA(Hons) MA MRTPI, E Worthington MTP MUED MRTPI IHBC

Programme Officer: Ian Kemp, PO Box 241, Droitwich, Worcestershire WR9 1DW

Email: ian@localplanservices.co.uk Telephone: 07723009166

Examination web pages: <https://www.localplanservices.co.uk/swdpreview>

Inspectors Note 1: Five-year housing land supply 25 November 2024

The Councils wish us to consider whether a five-year supply of deliverable sites can be demonstrated through the plan as per NPPF 74¹. In order for us to do that effectively, and with the aim of saving hearing time, the Councils should provide us with a specific Five Year Housing Land Supply Topic Paper for the Plan. Within this, the housing land supply data provided to date can be refocused specifically to answer the question of whether it is demonstrated that there would be a five-year housing land supply on adoption of the Plan.

The Topic Paper should include the following.

The five-year housing land supply requirement

The five-year housing land supply is the sum of the Plan's housing requirement for each of the first five years from the intended date of adoption of the Plan, plus an appropriate buffer in accordance with NPPF 74 (10%) added to the 5-year requirement. At this stage, we request that the total housing requirement from the submitted Plan (SWDPR 02 Z) is used for the calculation (that is the housing requirement, including that which is to accommodate unmet need from Tewkesbury).

Start date for the calculation

We ask that the start date for the calculation is the year 2025/26 as that is the first year when the Plan may be adopted if found sound and legally compliant. This means that an assumption should be made for housing completions in the current year 2024/25, which may be confirmed later in the examination. We appreciate that some adjustment will need to be made to allow for the additional year of data which goes beyond that presented in the South Worcestershire Councils' Five Year Housing Land Supply Report, but this is however necessary for us to consider the Council request to demonstrate a five year housing land supply through the Plan.

Over/under supply in the plan period to date

The Councils may wish to consider how any over-supply or under supply against the planned requirements in the plan period so far should be taken into account in the five-year housing requirement.

Presentation of five-year housing land supply figures

As the Plan in Policy SWDPR 02 is proposing a single housing figure for the 3 Local Authority areas combined, for our purposes please provide housing land supply data on this basis only, not for the individual Council areas.

¹ As the Plan is being examined against the National Planning Policy Framework (NPPF) September 2023 so all NPPF references in this document refer to that version of the NPPF.

Housing land supply data

For our assessment, please provide the following for the years 2025/26 to 2029/30:

A Details of the deliverable in principle sites (as per the NPPF definition):

- which do not involve major development and have planning permission; and
- all (other) sites with detailed planning permission

(include sites unless there is clear evidence that homes will not be delivered within five years)

B Details of deliverable sites where there is clear evidence that housing completions will begin on site within five years (from 2025/26):

- Sites with outline planning permission
- Sites allocated in a development plan (including those allocated by this plan and neighbourhood plans)
- Sites with a grant of permission in principle
- Sites identified on Brownfield Registers.

In each case, please provide the 'clear evidence' that housing completions will begin on specific sites within five years.

(See also the PPG Paragraph: 007 Reference ID: 68-007-20190722)

C Windfall sites (and any other justified sources of supply)

Please provide figures for windfall sites anticipated to contribute towards the five-year housing land supply.

Summary tables

Also please provide summary tables which clearly set out the 5 year housing land supply position on adoption. We suggest one possible way of presenting this below.

	2025/26	2026/27	2027/28	2028/29	2029/30	Totals
Annualised requirement with appropriate buffer (adjusted for any under/over supply in plan period to 2024/25)						
Supply						
Sites which are not major development with planning permission						
All (other) sites with detailed planning permission						
Outline permission						
Allocated sites (not otherwise included in supply)						
Have a grant of permission in principle						
Brownfield Register (not otherwise included in supply)						
Windfall						
Totals						

Total 5 year housing land requirement	
Total 5 year housing land supply	
Overall 5 year housing land supply expressed in years	