



# **CHILTERN AND SOUTH BUCKS FIVE YEAR HOUSING LAND SUPPLY POSITION STATEMENT**

**April 2022**

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## 1.0 INTRODUCTION

- 1.1 The National Planning Policy Framework (NPPF, paragraph 74) states that local planning authorities (LPAs) should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies. It further requires an additional buffer of 5% to ensure choice and competition in the market for land or 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply. Where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, a 10% buffer should be applied to account for any fluctuations in the market during that year.
- 1.2 Buckinghamshire Council is unable to demonstrate a five years' supply of deliverable housing sites for neither Chiltern or South Bucks from a 31 March 2021 base date. This assessment identifies that Chiltern has a **2.7 year** supply of housing sites for the five-year period 2021-2026 and **2.1 years** for the five-year period 2022-2027 (from 1 April 2022). For South Bucks, there is a supply of **3.2 years** and **2.7 years**.

## 2.0 CALCULATION

- 2.1 In order to update the supply all completed sites and expired permissions were removed and sites with permission at the baseline (31/3/2021) were added. The current assessment of supply is for the period 1 April 2021 to 31 March 2026. However, to ensure that a calculation is provided for the next five years in full, a calculation is also shown for 2022-2027 which will be applied in decision making from 1 April 2022. The baseline of permissions and completions remain at 31/3/2021. There is no duplication or overlap in the numbers as the calculations are produced at the same point in time having regard to the same assessment of supply. The projected deliverable supply from 2022-27 was considered rather than 2021-26. Permissions that have expired during 2021/22 are not included in the second five-year period which starts from 1 April 2022 (i.e. 2022/23).
- 2.2 The adopted Local Plans for Chiltern and South Bucks are more than five years old (Core Strategy documents were adopted by both districts individually in 2011) and require updating. As set out in the NPPF at paragraph 74, in such circumstances the calculation of the five-year housing land supply should be based on the local housing need calculated using the standard method rather than any housing requirement adopted in the Local Plan. The Planning Practice Guidance (2015, last updated in 2020) section 'Housing and economic needs assessment' provides the standard method for assessing local housing need.
- 2.3 The standard method calculation sets a baseline using the 2014-based household projections and makes an affordability adjustment according to the most recent median workplace-based affordability ratios, setting a cap of 40% against the minimum annual local housing need and including an appropriate buffer. The latest standard method calculation for Chiltern and South Bucks are **368** dwellings per annum and **455** dwellings per annum, as set out in Table 1 below.

**Table 1: Chiltern and South Bucks standard method calculation**

	<b>Baseline need</b>	<b>Affordability adjustment</b>	<b>Minimum annual local housing need</b>	<b>Capped level of increase</b>	<b>5% buffer</b>	<b>Total annual dwelling need</b>
Chiltern	250	115	365	350	18	<b>368</b>
South Bucks	309	142	451	433	22	<b>455</b>

- 2.4 In accordance with the NPPF (paragraph 74), Chiltern and South Bucks are required to test its supply of sites against the housing requirement with an additional buffer. The 2021 Housing Delivery Test measurement published by the Government on 14 January 2022 shows Buckinghamshire at 107%, therefore as this is over 95% there are no consequences to be applied for any under-delivery and that a 5% buffer is reasonable and appropriate.

### 3.0 DELIVERABLE SUPPLY

- 3.1 A comprehensive review of housing land supply has been undertaken. All known sites of 5 or more dwellings were individually identified and examined. For sites of 10 or more dwellings, site promoters, developers and agents were engaged in reviewing the deliverability of these sites with each being sent a form containing details on planning applications and permissions and, where applicable, the expected delivery rates from the previous Housing Land Supply Position Statement. Information was requested concerning on site and/or expected and build-out rates. The responses received were considered in reviewing the deliverability of sites and the projected timescale for delivery having regard to lead-in times, site preparation and infrastructure provision. The review also included consultation with Development Management officers and other Council services involved in the delivery of sites to ensure that assessments of deliverability were realistic.
- 3.2 Sites to be included within the five-year supply must be 'deliverable'. The NPPF divides up the deliverable sites into categories within its glossary and states that: *"To be considered deliverable, sites for housing 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. In particular:*
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
  - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."*
- 3.3 Planning Practice Guidance (2019) section 'Housing supply and delivery' (paragraph 007 Reference ID: 68-007-20190722) provides further clarification on assessing deliverability and the evidence required. For sites with outline planning permission, permission in principle, allocated in a development plan or identified on a brownfield register, *"Such evidence, to demonstrate deliverability, may include:*
- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
  - firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
  - firm progress with site assessment work; or*
  - clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects."*

- 3.4 The first category of sites (Category A) are presumed to be deliverable. The second category of sites (Category B) can be added if there is clear evidence of a realistic prospect that housing will be delivered.
- 3.5 Category A sites for Chiltern and South Bucks include full permissions, permitted development and non-major outline permissions – these are set out in Appendix 1. These are sites that are within the category of sites set in paragraph 3.2(a) above.
- 3.6 There are no sites in Chiltern or South Bucks that fall within Category B.
- 3.7 The NPPF (paragraph 71) set out that a windfall allowance for small sites (unidentified sites or less than 5 dwellings) may be justified in the five-year supply if a local planning authority has compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Windfall sites are sites not specifically identified in the development plan and for less than five dwellings. Windfall completions for the last ten years were considered with the average identified for a windfall allowance.

**Table 2: Windfall completions**

Year	Chiltern net completions	South Bucks net completions
2011/12	28	36
2012/13	35	37
2013/14	52	36
2014/15	41	23
2015/16	37	54
2016/17	68	96
2017/18	124	117
2018/19	67	-7
2019/20	64	53
2020/21	70	34
<b>Average</b>	<b>59</b>	<b>48</b>

- 3.8 An overview of the makeup of the five-year supplies are set in Tables 3 and 4 below.

**Table 3: Overview of supply in the five-year period 2021-2026**

Component	Chiltern net dwellings	South Bucks net dwellings
Category A sites	715	1,202
Windfall allowance	295	240
Deliverable supply	1,010	1,442

**Table 4: Overview of supply in five-year period 2022-2027 (from 1 April 2022)**

Component	Chiltern net dwellings	South Bucks net dwellings
Category A sites	462	1,004
Windfall allowance	295	240
Deliverable supply	757	1,244

- 3.9 Sites with planning permission for less than five dwellings are not included in the supply due to a windfall allowance being applied for the five-year period. This is to avoid any double counting of smaller sites.

## 4.0 CONCLUSION

4.1 The five-year housing land supply calculation for 2021-2026 is as follows:

**Table 5a: Chiltern Five-year housing land supply position for 2021-2026**

<b>Component</b>	<b>Dwellings</b>
Total housing requirement (350 x 5 + 5% buffer (see Table 1))	1,838
Annualised target (1,838 divided by 5 years)	368
Five-year housing land supply (see Table 3)	1,010
Supply divided by annualised target	<b>2.7 years of supply</b>

**Table 5b: South Bucks Five-year housing land supply position for 2021-2026**

<b>Component</b>	<b>Dwellings</b>
Total housing requirement (433 x 5 + 5% buffer (see Table 1))	2,273
Annualised target (2,273 divided by 5 years)	455
Five-year housing land supply (see Table 3)	1,442
Supply divided by annualised target	<b>3.2 years of supply</b>

4.2 The five-year housing land supply calculation for 2022-2027 (from 1 April 2022) is as follows:

**Table 6a: Chiltern Five-year housing land supply position for 2022-2027**

<b>Component</b>	<b>Dwellings</b>
Total housing requirement (350 x 5 + 5% buffer (see Table 1))	1,838
Annualised target (1,838 divided by 5 years)	368
Five-year housing land supply (see Table 4)	757
Supply divided by annualised target	<b>2.1 years of supply</b>

**Table 6b: South Bucks Five-year housing land supply position for 2022-2027**

<b>Component</b>	<b>Dwellings</b>
Total housing requirement (433 x 5 + 5% buffer (see Table 1))	2,273
Annualised target (2,273 divided by 5 years)	455
Five-year housing land supply (see Table 4)	1,244
Supply divided by annualised target	<b>2.7 years of supply</b>



## **APPENDICES**

Appendix 1 – Category A sites