

An update to the five year supply on adoption of the Local Plan (January 2024)

This document provides the 5 year housing land supply position on the adoption of the Charnwood Local Plan, assuming this is in 2024/25. This document supersedes EXAM 58D.

The housing requirement remains 1,189 dwellings per annum.

1,453 homes were built during 2021/22 and 2022/23. The estimated completions figure for 1 April 2021 to 31 March 2024 is 2,268 against the housing requirement of 3,567. This means a deficit of 1,299 dwellings.

The Planning Practice Guidance sets out two methods for incorporating any deficit in housing delivery into the calculation of the five year housing land supply. The Sedgefield method, which deals with any deficit over the first 5 years of the plan period and the Liverpool method where the deficit is spread over the plan period. Calculations using both methods, and incorporating surpluses where appropriate, are set out below.

The relevant five-year period on adoption of the Local Plan is now 2024 to 2029. The different housing requirement over this period for each approach is set out in row c in both tables below:

Sedgefield Method

This approach means the deficit of 1,299 dwellings is added to the housing requirement for the next five year period.

	Charnwood Borough Housing Supply as at 1 April 2024	Total
	Charnwood Borough housing requirement from 1 April 2024 (1,189 dwellings per annum).	
a	Number of dwellings required for five years 1 April 2024 to 31 March 2029 (1,189 x five years).	5,945
b	Number of dwellings required for five years 1 April 2023 to 31 March 2028 including the deficit (5,945 + 1,299).	7,244
c	Number of dwellings required for five years 1 April 2024 to 31 March 2029 including the deficit <u>and</u> 5% (rounded up) to ensure choice and competition in the market for land (NPPF 2021 paragraph 74 a) (7,244 x 5%).	7,607
d	Estimated supply of deliverable sites for five years 1 April 2024 to 31 March 2029.	7,562
e	Surplus over requirement (d - c).	-45
f	Annual housing target (c divided by five years) (rounded up).	1,522
g	Number of years supply (d divided by f).	4.97

Liverpool Method

This approach means the deficit of 1,299 dwellings is distributed equally over the remainder of the plan period (i.e. 13 years from 2024 to 2037).

	Charnwood Borough Housing Supply as at 1 April 2024	Total
	Charnwood Borough housing requirement from 1 April 2024 (1,189 dwellings per annum).	
a	Number of dwellings required for five years 1 April 2024 to 31 March 2029 (1,189 x five years).	5,945
b	Number of dwellings required for five years 1 April 2024 to 31 March 2029 including the deficit spread over the remainder of the plan period (5,945 + 500 (1,299 / 13 years x 5)).	6,445
c	Number of dwellings required for five years 1 April 2024 to 31 March 2029 including the deficit <u>and</u> 5% (rounded up) to ensure choice and competition in the market for land (NPPF 2021 paragraph 74 a) (6,445 x 5%).	6,768
d	Estimated supply of deliverable sites for five years 1 April 2024 to 31 March 2029.	7,562
e	Surplus over requirement (d - c).	794
f	Annual housing target (c divided by five years) (rounded up).	1,354
g	Number of years supply (d divided by f).	5.59