

Local Plan Five Year Housing Land Supply 2015-2020

Updated Position based on proposed Modifications to increase Local Plan housing provision (December 2014)

The Council's Matter 5 Addendum on housing land supply figures (CDC/05A/Matter 5) presented the Council's updated assessment of five year housing land supply based on annual housing development monitoring data for 2014. This showed a projected five year housing surplus of 195 net dwellings, based on the target of 410 homes/year set out in the submission version of the Local Plan.

Following the Evidence Audit – Housing Provision, the Council is proposing modifications to the Local Plan that will increase the housing provision to a total of 7,388 homes, equivalent to around 435 homes/year. Table 1 presents the Council's updated assessment of the current five year housing land supply position. This updates the table in Appendix 5(A)C of the Matter 5 Addendum.

The figures have been amended as follows.

1. The housing requirement for 2015-2020 has been adjusted to take account of the proposed increase in the Local Plan housing figures. This increases the adjusted five year housing requirement (including 20% buffer) to 2,995 net dwellings.
2. 'Projected housing on identified sites of 6 or more dwellings' has increased by 114 to 2,136 dwellings in the period. This takes account of recent Council decisions in relation to Land north-west of Park Road, Selsey (110 dwellings permitted subject to a S106 agreement) and Southfields Close, Stockbridge (an additional 4 dwellings permitted increasing the development from 112 to 116 dwellings).
3. 'Additional housing identified in the Local Plan' has been reduced from 683 to 608 dwellings, taking account of two adjustments.
 - West of Chichester SDL – Assumed delivery for the year 2019-2020 has been increased 100 to 125 dwellings (+25 dwellings); and
 - Selsey Neighbourhood Plan – Additional housing on sites identified in the draft Neighbourhood Plan has been reduced from 100 to 0 dwellings (-100 dwellings). This follows the Council's resolution to permit 110 dwellings at the site north-west of Park Road (see above) which means that the housing provision identified for Selsey in the Local Plan (150 homes) is now fully accounted for by planning permissions. The Park Road site is now included under 'Identified sites of 6 or more' (see above).

The net effect of these adjustments is to reduce the figure for 'Additional housing identified in the Local Plan' by 75 dwellings.

The overall effect of the adjustments in 2 and 3 above is to increase the projected housing supply 2015-2020 to 2,989 net dwellings. When compared to the adjusted housing requirement, this leaves a very small shortfall of 6 net dwellings. The

Council confidently expects that the shortfall will be overcome within a relatively short timescale through granting of additional housing permissions.

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<i>Housing requirement 2015 - 2020</i>	<i>Chichester Plan Area</i>
Draft CLP Housing requirement 2014-2019 (5 x 435 homes)	2,175
Shortfall against Draft CLP housing requirement 2012-2014	361
Projected surplus against Draft CLP requirement 2014-2015	+40
Adjusted housing requirement 2015-2020	2,496
Additional 20% buffer	499
Adjusted housing requirement (inc buffer) 2015-2020	2,995
<i>Adjusted housing requirement per year 2015-2020</i>	<i>599</i>

<i>Projected housing supply 2015 - 2020</i>	<i>Chichester Plan Area</i>
Projected housing on identified sites of 6 or more dwellings	2,136
Projected housing from permissions on small sites (less than 6 dwellings)	93
Windfall allowance on sites of under 6 dwellings	152
Additional housing identified in the Local Plan	608
Projected existing housing supply	2,989

Housing surplus/shortfall 2015-2020	-6
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