



WEST PLANNING AREA FIVE-YEAR HOUSING LAND SUPPLY POSITION STATEMENT

November 2023 (updated 8 January 2024)

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UPDATE

The new National Planning Policy Framework (NPPF) was published on 19 December 2023, which included a key change to how the five-year housing land supply is calculated. Paragraph 77 of the NPPF requires local planning authorities to include a buffer of 20% (moved forward from later in the plan period) where there has been significant under delivery of housing over the previous three years. This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement. The requirements for a 5% or 10% buffer have been removed. Previously a 5% buffer was applied for the West Planning Area therefore the five-year housing land supply has been recalculated with this buffer removed.

1.0 INTRODUCTION

- 1.1 The National Planning Policy Framework (NPPF, paragraph 77) 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 20% where there has been significant under delivery of housing over the previous three years. This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.
- 1.2 Buckinghamshire Council is able to demonstrate a five-year supply of deliverable housing sites for the West Planning Area from a 31 March 2023 base date. This assessment identifies that the West Planning Area has a **5.7-year** supply of housing sites for the five-year period 2023-2028.

2.0 CALCULATION

- 2.1 In order to update the supply position, all completed sites and expired permissions were removed and sites with permission at the baseline (31/3/2023) were added. The current assessment of supply is for the period 1 April 2023 to 31 March 2028.
- 2.2 The West Planning Area is covered by an adopted Local Plan housing requirement, as set out in the Wycombe Local Plan (August 2019). The requirement is 10,925 dwellings over the period 2013 to 2033. This gives an annualised rate of 546.3 dwellings per annum. Table 1 sets out the five-year supply requirement, taking into account the completions during the plan period.

Table 1: Housing Requirement for the five-year period 2023-2028

Completions against target	Dwellings
Plan target 2013-2033	10,925
Annualised plan target	546.3
Target 2013-2023 (10 x 546.3)	5,463
Completions 2013-23	5,585
Supply surplus against target	122
5 year supply target	Dwellings
Target 2023-28 (5 x 546.3)	2,731.5
Total minus surplus	2,609.5
Annualised target	521.9

- 2.3 In accordance with the NPPF (paragraph 77), the Council is required to test its supply of sites in the West Planning Area against the housing requirement with an additional buffer. Since the 2022 Housing Delivery Test measurement published by the Government on 19 December 2023 shows Buckinghamshire at 97%, which is therefore above 95%, there are no consequences to be applied for any under-delivery.

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. Site promoters, developers and agents were engaged in reviewing the deliverability of these sites with each being sent a form containing details of planning applications and permissions and, where applicable, the expected delivery rates from the previous Housing Land Supply Position Statement. Information was requested concerning updates on site progress and/or expected 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 the West Planning Area 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 Category B sites include Local Plan allocations, major outline permissions and Neighbourhood Plan allocations (for example the types of sites set out in paragraph 3.2(b) above) – these are also set out in Appendix 1 alongside evidence of their deliverability within the next 5 years. Sites have only been included where we are satisfied that there is clear evidence of a realistic prospect of delivery. As noted above, this does not require certainty, and reflects the time at which each site was assessed.
- 3.7 There are also ‘developable’ sites that have been allocated for development in either a Local Plan or Neighbourhood Plan or have permission granted but aren’t currently considered to be deliverable based on the evidence available. These sites will be kept under review and may, if justified, become deliverable sites in the future. These are shown in Appendix 1 but are not counted in the 5-year supply set out in table 3.
- 3.8 The NPPF (paragraph 72) sets out that a windfall allowance for small sites (unidentified sites of 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	Net completions
2013/14	72
2014/15	99
2015/16	151
2016/17	173
2017/18	118
2018/19	105
2019/20	60
2020/21	46
2021/22	51
2022/23	147
Average	102

3.9 An overview of the makeup of the five-year supply is set out in Table 3.

Table 3: Overview of supply in the five-year period 2023-2028

Component	Net dwellings
Category A sites	1,386
Category B sites	1,063
Windfall allowance	510
Deliverable supply	2,959

3.10 Sites with planning permission for fewer 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 2023-2028 is as follows:

Table 4: Five-year housing land supply position for 2023-2028

Component	Dwellings
Total housing requirement (see Table 1)	2,609.5
Annualised target (2,609.5 divided by 5 years)	521.9
Five-year housing land supply (see Table 3)	2,959
Supply divided by annualised target	5.7 years of supply

4.2 Taking the requirement from Table 1 of 2,609.5 dwellings and the supply of 2,959 dwellings from Table 3 gives a five-year supply of 5.7 years. This is arrived at by dividing the requirement by 5 to create an annualised figure of 521.9 (see Table 1). The 2,959 is then divided by the annualised requirement of 521.9 which gives the result of 5.7.

APPENDICES

Appendix 1 – Deliverable and developable sites