

Core Strategy Review - Inspectors' Action Points

Matter 8, Points 1 and 2 – Supply and Delivery
of Housing Land

28 January 2021



Core Strategy Review Examination – Inspectors’ Action Points

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Matter 8, Points 1 and 2 – Supply and Delivery of Housing Land

1. Introduction

1.1. During the hearing session for Matter 8, the Supply and Delivery of Housing Land, the council undertook to produce notes to:

- Clarify the figures for the total housing supply from Places and Policies Local Plan allocations without full planning permission in years 6 to 10; and
- Clarify the position for the site ‘rear of Church and Dwight, Folkestone’ (under the category planning permission for 10 dwellings or more not started) to push back the start date for completions to 2022/23 and the implications of this change for the housing figures.

1.2. This information is provided in sections 2 and 3 below.

2. Total supply from Places and Policies Local Plan allocations without full planning permission – years 6 to 10

2.1. Officers have checked the figures set out in the Housing Supply Update (EX053), Appendix 1 and Appendix 3, Table 2. The figure of 1,042 dwellings for the total housing supply from Places and Policies Local Plan allocations without full planning permission in years 6 to 10 of the Core Strategy Review plan period is correct in Appendix 1 (page 5).

2.2. However, an error was found in Appendix 3, Table 2 for anticipated delivery in years 2027/28 and 2028/29 where the 5 per cent lapse rate had been subtracted from total anticipated delivery for these years, which had been copied into the summary in Appendix 1.

2.3. Summing the totals for anticipated delivery in years 2027/28 and 2028/29 in Appendix 3, Table 2 (pages 8 to 12) gives the respective totals (without the lapse rate):

- Years 2027/28 – 150 dwellings; and
- Years 2028/29 – 143 dwellings.

These figures are shown correctly on page 12.

2.4. When the 5 per cent lapse rate is applied to these figures the final totals are:

- Years 2027/28 – 142 dwellings (not 143 as shown); and
- Years 2028/29 – 136 dwellings (not 124 as shown).

2.5. When these figures are transposed to Appendix 1 (page 5) the total for years 6 to 10 remains as shown at 1,042 dwellings (i.e. $371 + 206 + 187 + 142 + 136$). Therefore, although, these cells contain a minor error, the cumulative total column for years 6 to 10 has been calculated correctly.

3. Position on site ‘rear of Church and Dwight, Folkestone’

- 3.1. At the Matter 8 hearing session on the 12 January 2021, the council suggested that the anticipated housing trajectory for land ‘rear of Church and Dwight’ as shown in the Housing Supply Update (EX053), Appendix 4, Table 2 (page 17) should be amended to show a later start date for completions in 2022/23.
- 3.2. This proposed amendment was as a consequence of recent discussions with the site promoter and the need for remediation of the site. Discussions are currently taking place with Homes England to explore funding opportunities to assist with site remediation and infrastructure works, which is anticipated to be undertaken in 2021. Following remediation, the site is to be handed over to the site promoters’ development partner for the construction of the 77 consented dwellings.
- 3.3. Officers have re-profiled this site to show first completions in 2022/23. The implication for housing figures are set out as follows and include the non-implementation discount.

Years 1 to 5

- 3.4. In regards to years 1 to 5, there would be a reduction in the anticipated supply of housing by 26 from this site, from 77 dwellings within the first five years to 50 dwellings within the first five years.
- 3.5. In terms of the overall supply position shown on the updated proposed stepped housing trajectory (EX053, page 4) this would reduce the total supply within the first five years from 3,215 to 3,189; a reduction equivalent to an average of 5 dwellings per annum.
- 3.6. If a consistent annual requirement of 738 is maintained with a 5 per cent buffer applied this would result in a housing requirement of 3,875 over this period. Against a housing supply figure of 3,189 this would result in an undersupply of

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686 dwellings and a 4.1 housing land supply - no appreciable change in the position discussed in the hearing sessions.

- 3.7. The stepped trajectory proposed by the council suggests an annual housing requirement of 590 dwellings per annum for years 1 to 5 of the plan period, or 2,950 in total. Applying a 5 per cent buffer would result in a housing requirement of 3,098 dwellings. Against a housing supply figure of 3,189 this would result in an over-supply of 91 dwellings and a 5.1 housing land supply - a reduction of 0.1 year’s supply in the position discussed at the hearing sessions

Years 6 to 10

- 3.8. In regards to years 6 to 10, there would be an increase in the total anticipated supply of housing by 26 from 4,661 to 4,687 (Update to Proposed Stepped Housing Trajectory, page 4). This is equivalent to an additional 5 dwellings per annum as an average.
- 3.9. If a consistent annual requirement of 738 is maintained, this would result in a housing requirement of 3,690 over this period. Against a housing supply figure of 4,687 this would represent an over-supply of 997 dwellings and a 6.4 year housing land supply – an increase of 0.1 year’s supply on the position discussed in the hearing sessions.
- 3.10. The stepped trajectory proposed by the council suggests an annual housing requirement of 720 dwellings per annum for years 6 to 10 of the plan period; or 4,600 dwellings in total. Against a housing supply figure of 4,687 this would represent an over-supply of 87 dwellings and a 5.1 year housing land supply – an increase of 0.1 year’s supply in the position discussed at the hearing sessions
- 3.11. In conclusion, the council is of the view that the above demonstrates that a delay in the first year of housing completions at land ‘rear of Church and Dwight’ (as presented in the housing trajectory) would not have a significant impact on either a consistent or the proposed stepped housing requirements

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discussed at examination. Therefore, the council is confident that it can still demonstrate a five year land supply based on the proposed stepped trajectory.