

## **Table 7 Option B methodology**

### **(A) Baseline housing target**

The housing requirement for the plan period is 6150 dwellings. Pro-rata this is 410 dwellings per annum. However, in order to take account of the lead-in period for the strategic housing sites that the Council has allocated the housing trajectory has been staggered with an annual requirement for the first five years of 350 dwellings, an annual requirement for years 6-10 of 400 dwellings and an annual requirement for years 11-15 of 480 dwellings. For clarity, the annual housing requirement includes the following elements:

- 20% affordable housing delivery buffer
- Strategic (i.e. pre-2016) housing under-delivery backlog carried forward

### **(B) Add under-delivery 2016-2017 (Liverpool method)**

Under-delivery which has occurred since 2016 has to be added to the housing target. There was under-delivery of 235 dwellings in 2016-2017. This has been added to the annual housing targets by spreading it over the plan period (the Liverpool method). So (B) is the baseline housing target plus the 2016-17 under-delivery.

### **(C) 20% NPPF paragraph 47 buffer target**

Paragraph 47 of the NPPF states that local planning authorities should identify and annually update a supply of sufficient deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and completion in the market for land. Where there has been a record of persistent under-delivery of housing, the buffer should be increased to 20%.

For the period up to 1<sup>st</sup> April 2017 there has been a record of persistent under-delivery. Therefore a buffer of 20% has been added to (B) for years 1 to 6. As the NPPF states that this should be brought forward from later in the plan period, the same number of dwellings has been subtracted from (B) for years 11 to 15. So (C) is the baseline housing target plus both post-2016 under-delivery carried forward and the NPPF Para 47 buffer target.

### **Explanatory note - windfalls**

It will be noted that the housing delivery sources in table 7 includes windfalls. These have been previously referred to in the Council's housing trajectory work as specific sites. However, the Local Plan Inspector suggested at the hearing for Matter 7 – Housing Supply that these might be considered as windfalls. HBC officers have reflected on this suggestion and consider that there is compelling evidence that

windfall sites will continue to come forward. An allowance has therefore been made based on specific intelligence that there are sites which will come forward as windfalls. Such intelligence includes the following:

- Sites owned by HBC and which do not have a planning permission for housing or do have a planning permission but the planning permission is unlikely to be delivered but which HBC Estates have advised that there will be housing delivery on the sites.
- Sites where there is strong developer interest and where development would be consistent with local and national planning policy.