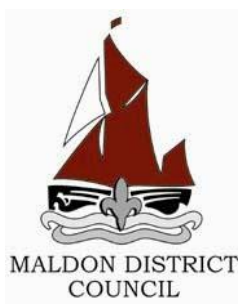


# Maldon District Council

## Five Year Housing Land Supply Statement 2022/23

Up to 31<sup>st</sup> March 2023



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**Table of Contents**

Executive Summary .....	3
1.0 Introduction .....	4
2.0 The Five-Year Period and Housing Requirement .....	6
Base-line housing requirement.....	6
2.4 The National Standard Method for Calculating Housing Need .....	6
Housing completions .....	7
NPPF Buffer .....	8
3.0 The Supply of Deliverable Housing.....	9
Sites not included in the 5YHLS.....	9
Slippage and Non-Implementation rate .....	9
4.0 Calculating the Rolling Five Year Housing Requirement .....	10
5.0 Conclusion .....	13

## Executive Summary

- (i) In accordance with National Planning Policy Framework (NPPF 2019) paragraph 74, the Council has set out that at the present time it does have a five-year deliverable supply of housing against the District's housing requirements.
- (ii) The Council's latest housing requirements are set out using the National Standard Method as set out in National Planning Guidance and using the 2014 population projections from the Office for National Statistics, (table 406 Unitary and Districts in England) and the most recent [median workplace-based affordability ratios](#), published by the Office for National Statistics at a local authority level. This has set the District's Housing Need at 279 dwellings per year.
- (iii) The base-line housing requirement for housing over the 5-year period of the 5YHLS is the National Standard Method Housing Need figure (279) x 5. Using the Standard Method means that the Council does not need to include a housing shortfall into its figures as this is already included within the Standard Method calculations. In addition, a 5% NPPF buffer has been applied for choice and competition, in recognition of the Housing Delivery Test results.

<b>MALDON DISTRICT 5-YEAR HOUSING LAND SUPPLY</b>	
<b>REQUIREMENT</b>	
Annual Housing Target 279 x 5 years	1395
<i>Plus 5% buffer</i>	69.75
<b>Total Housing Requirement (Y)</b>	<b>1464.75</b>
<b>SUPPLY</b>	
Housing on the Strategic Housing Allocations from the LDP	1241
Housing from windfall planning permissions	620
<b>Total Housing Supply (X)</b>	<b>1861</b>
<b>X divided by Y x 5 years</b>	
1861/ 1464.75 x 5	<b>6.35 years</b>

- (iv) The Council can therefore demonstrate a 6.35 years' worth of housing land supply against its identified housing requirement.

## 1.0 Introduction

1.1 This statement sets out Maldon District Council's housing land supply position and identifies specific sites which are considered to meet the criteria set out in the National Planning Policy Framework (NPPF) (DLUCH, 2021) and contribute to the five-years' supply provision.

1.2 This statement has been prepared in accordance with the NPPF and the National Planning Policy Guidance (NPPG).

1.3 The (NPPF sets out the Government's housing objectives including a commitment to significantly boost the supply of housing.

1.4 Local Planning Authorities (LPAs) are required to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5%, 10% or 20% depending on local circumstances or the outcome of the Housing Delivery Test.

NPPF para 74

Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities 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, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

1.5 For the purposes of the NPPF 2021, deliverable sites are defined as follows:

**Deliverable:**

In order to demonstrate 5 years' worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions. Annex 2 of the National Planning Policy Framework defines a deliverable site as

- 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 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).

As well as sites which are considered to be deliverable in principle, this definition set out in the National Planning Practice Guidance, Housing Supply & Delivery para 007, 2019 also sets out the sites which would require further evidence to be considered deliverable, namely those which:

- have outline planning permission for major development.
- are allocated in a development plan.
- have a grant of permission in principle; or
- are 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.

Plan-makers can use the Housing and Economic Land Availability Assessment in demonstrating the deliverability of sites.

## 2.0 The Five-Year Period and Housing Requirement

2.1 This statement includes completions from the reporting year of 2022/23; planning approvals up to 31 March 2023; and projected completions for a five-year period from 1 April 2023 to 31 March 2028.

### Base-line housing requirement

2.2 Maldon District Council's housing requirements are set out in the Approved Maldon District Local Development Plan July 2017, this included an up-to-date assessment of the District's OAN. It was identified that the District's housing requirement for the period 2014 – 2029 (15 years) should be 310 new homes per annum, or 4,650 over the plan period. The LDP housing requirement figure of 310 dwellings per annum (dpa) was comparable to the 2019 minimum local housing need of 308 dpa, as calculated using the Government's standard method.

2.3 In the National Guidance on Housing Supply and Delivery at Paragraph: 005 Reference ID: 68-005-20190722 it states that.

"Housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5-year housing land supply figure where:

- the plan was adopted in the last 5 years, or
- the strategic housing policies have been reviewed within the last 5 years and found not to need updating.

In other circumstances the 5-year housing land supply will be measured against the area's local housing need calculated using the standard method."

The Maldon District approved local development plan became 5 years old on the 17<sup>th</sup> July 2022. This effectively means that until a replacement plan is adopted the Council must use the National Standard Method for calculating its housing need figure.

### 2.4 The National Standard Method for Calculating Housing Need

1. **Projected household growth.** The formula starts with the projected growth in the number of households per year in the area. At the present time, the Government are using the 2014 population projections from the Office for National Statistics, (table 406 Unitary and Districts in England) to calculate the housing requirement and there can be no deviation from this starting dataset. Using these projections, it is necessary to calculate the projected average annual household growth over a 10-year period (this should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period).

Year	Number of Households
2023	28424
2033	30388
Total	1964 Households
Divide 1964 households by 10 years	196.40 average yearly household growth

2. **Affordability adjustment.** The above annual growth figure is then adjusted based on how affordable it is to buy a house in the area, by looking at the area’s ‘affordability ratio’. This figure is found on the most recent [median workplace-based affordability ratios](#), published by the Office for National Statistics at a local authority level.

If the average house price is more than four times the average annual earnings of someone who works in the area, then the figure is adjusted upwards – the more unaffordable the area, the bigger the need adjustment.

For Maldon District in 2022 this figure was 10.71. This is a decrease from 13.18 in 2021 and a decrease on 2020’s figure of 11.86. This is the lowest it has been since 10.83 in 2017.

2.5 A formula is then applied to the above figures. This changes year on year as the affordability ratio changes and the population projections move forward a year. The formula for 2022/23 is as follows

2014 Population Projected Household Growth 2032(30221)- 2022(28424)/10	196.40 homes per annum.
2022 Published Affordability Ratio	10.71
Formula for calculating the affordability uplift	
$\frac{10.71 - 4}{4} \times 0.25 + 1 = 1.419$	
196.40 x 1.419	<b>279</b> homes per annum

2.6 The 5-year housing need figure for the District is therefore 279 homes x 5 = **1395**

## Housing completions

2.7 Completions for the reporting year (in **Table 1**) have been calculated from the data provided in **APPENDICES B and C** available to view in the [Mod.Gov library](#) on the Council’s website. For monitoring purposes, housing completions are recorded as complete where Building Control have recorded the housing unit as complete, or it is recorded as being valid to pay Council Tax or it has been confirmed via a site visit.

**Table 1 Completed dwellings total for reporting year 2021/22**

Category	Net Completions
Sites completed within the year	<b>449</b>

**Table 2 Calculation of completions since the start of the LDP period 2014/15 to 2022/23 and the shortfall in housing completions against the yearly target.**

Year	Annual Requirement	Net Completions	Shortfall/Surplus for each year
2014/15	310	69	-241
2015/16	310	230	-80
2016/17	310	243	-67
2017/18	310	166	-144
2018/19	310	306	-4
2019/20	310	462	152
2020/21	310	426	116
2021/22	310	330	20
2022/23	310	449	139
<b>Total</b>	<b>2790</b>	<b>2681</b>	<b>-109</b>

2.8 There is therefore a cumulative shortfall of **109** housing units since 2014/15. This has not been added to the housing requirement because the Council is now using the Standard Methodology for calculating its housing requirement and shortfall is included already in that calculation.

### **NPPF Buffer**

2.9 Under the NPPF, paragraph 74, the 5-year housing requirement should include one of the following buffers:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

2.10 On 14<sup>th</sup> January 2022, the Government published the results of the Housing Delivery Test (HDT). This showed that the District had passed the HDT (with 154%). The Council can therefore demonstrate that it has not underdelivered on its housing completions over the previous three years, as set out above in **Table 2**. Therefore, only a 5% buffer for choice and competition is needed. The Housing Delivery Test has not yet been published for 2023 but given the net completions set out in **Table 2** the Council is going to continue to be a 5% authority with regard to the buffer.



### 3.0 The Supply of Deliverable Housing

3.1 The District's housing supply consists of the following components:

- Local Development Plan Strategic Sites with planning permission
- Windfall Sites with planning permission

3.2 Only developable and deliverable sites (or part of a site) with a reasonable expectation that development will occur in the next five years are included in the five-year housing supply. The NPPF definition of deliverable is given on page 5 of this document. Deliverable sites are:

- Available now.
- Suitable location for development.
- Achievable with a realistic prospect that housing will be delivered on the site within 5 years.
- Sites with planning permission for under 10 houses are deliverable until the permission expires.
- Sites with detailed planning permission are deliverable until the permission expires; and
- Sites with outline permission for under 10 houses are considered deliverable.

3.3 Where it is known that a site will not be developed within five years, or there is uncertainty regarding when the site will be developed, that site has been excluded from the housing supply for the 5YHLS calculation.

#### Sites not included in the 5YHLS

3.4 Where development is unlikely to come forward on sites with extant planning permission, the site is discounted from the five-year housing land supply. These sites are either no longer available for development or have various long-term issues preventing development. If circumstances change, for example work recommences on site, or a new planning permission is granted, the site would be placed back into the housing supply schedule.

#### Slippage and Non-Implementation rate

3.5 Expired planning permissions are excluded from the housing supply. Over the Plan period so far there has been an average expiry rate of 2.77% housing units with planning permission. The Council is not obliged to deduct a slippage rate in its 5YHLS supply calculations. Planning permissions which have expired are greyed out in the Appendix C spreadsheet which goes with this paper.

3.6 The total number of expiries for the District is very low. There have been nil expiries with regard to the strategic site allocations. With regard to the windfall sites, the total net capacity of all the windfall sites set out in Appendix C is 1475 units. The total number of expired units for same period to the 31<sup>st</sup> March 2023 is 41. This is 2.77%. Given the fact that the District has passed the HDT (with 154%) as published in January 2022 and is a 5% buffer authority, it is believed that a slippage rate being under that 5% at the present time is not warranted.

## 4.0 Calculating the Rolling Five Year Housing Requirement

4.1 The District's requirement for a five-year housing land supply (5YHLS) is as follows:

<b>MALDON DISTRICT 5-YEAR HOUSING LAND SUPPLY</b>	
<b>REQUIREMENT</b>	
Annual Housing Target 279 x 5 years	1395
<i>Plus 5% buffer</i>	69.75
<b>Total Housing Requirement (Y)</b>	<b>1464.75</b>
<b>SUPPLY</b>	
Housing on the Strategic Housing Allocations from the LDP	1241
Housing from windfall planning permissions	620
<b>Total Housing Supply (X)</b>	<b>1861</b>
<b>X divided by Y x 5 years</b>	
1861/1464.75 x 5	<b>6.35 years</b>

Listed below are the LDP's Strategic Sites and the Major windfall sites set out in the five-year supply.

<b>LDP Ref No.</b>	<b>Location</b>	<b>Units</b>	<b>Status (as at 31-3-2023)</b>
S2(a)	South Maldon Garden Suburb - South of Limebrook Way, Maldon – Eastern Parcel – Taylor Wimpey	256	Detailed permission for 606 dwellings. 31/3/2023 - Monitoring completions through Building Control and Council Tax. The site is well underway with 350 completions and 256 dwellings to complete. The average delivery rate since they started on site is now 70 per year, this means they will deliver the remainder of the site within 5 years.
S2(a)	South Maldon Garden Suburb - South of Limebrook Way, Maldon – Eastern Parcel – Taylor Wimpey	42	A further 42 dwellings is pending the signing of a S106 agreement to release the planning permission - Monitoring completions through Building Control and Council Tax. As the site is well underway with 350 completions it is expected that these 42 additional dwellings will be delivered within the five years as part of the overall delivery of the site by the developer.
S2(a)	South Maldon Garden Suburb - South of Limebrook Way, Maldon – Western Parcel – Crest Nicolson	239	Planning permission for 350 dwellings. Monitoring completions through Building Control and Council Tax. – 31/3/2023 - Average completion rate since they started on site is 55.5 a year, in 2022/23 they built 65, there are 239 dwellings left to complete, at 56 a year the site will be complete within the 5 years.
S2(b)	Wycke Hill North, Maldon - Bellway		Outline permission granted in November 2022 – the developer has informed the Council that they want to have their reserved matters application granted and be on site by August 2023, with 25 units completed in 6 months, this means that they will be building out at 50 units per year. As at the 31/3/23 there is no RM application

## APPENDIX A

			submitted, there is no evidence to support that developers timeframe for delivery, which is very ambitious given they have no reserved matters application either in or granted. The amount of housing has been removed from the 5-year supply.
S2(c)	Wycke Hill South, Maldon		Complete
S2(d)	North Heybridge Garden Suburb – Land Parcels 1, 2, 4 & 5 – Countryside Developments	335	Outline granted in 19/20, reserved matters granted in 2021, started in June 2022. This is Countryside’s retained phases. They are developing phases 1 and 3 which is land parcels 1, 2 4 & 5. They have sent through a delivery schedule for these parcels, and this has been input into the supply. 7/3/2023 - Countryside have revised their figures down due to the uncertainty in the market at the moment - these figures have been input into the supply. This developer is bringing forward the infrastructure on the whole site, which is happening at pace.
S2(d)	North Heybridge Garden Suburb – Land Parcels 3, 6, 7 & 8 – Crest Nicholson	140	Outline granted in 19/20, reserved matters granted in January 2023. Crest Nicholson are having pre app discussions on a reserved matters application. 10/2/2023 - At a pre app meeting with the developer they have stated that they are going to submit a reserved matters application (which has been done now) and that their build out rate will be 30/40 per annum on the site, starting mid-2024. This has been input into the 5-year supply – there is no reason why this should not happen particularly as Countryside are moving quickly forward with the infrastructure on the site.
S2(d)	North Heybridge Garden Suburb – Land Parcels 10,11 & 12 - Bellway	212	Outline granted in 19/20, reserved matters granted in January 2023. A delivery schedule has been supplied and this has been input into the 5-year supply. There is no reason why this should not happen particularly as Countryside are moving quickly forward with the infrastructure on the site. Bellway are discharging their conditions for the site.
S2(e)	Land North of Holloway Road Heybridge		Complete
S2(f)	West of Broad Street Green Road, Heybridge		Complete
S2(g)	Park Drive, Maldon		Complete
S2(h)	Heybridge Swifts, Heybridge		Without planning permission unlikely to come forward unless an alternative sports provision is found.
S2(i)	Land Between Chandlers And Creeksea Lane Maldon Road Burnham-On-Crouch	10	This site is nearly complete, it was for 210 dwellings and there are only 10 left to finish, which will be done within 5 years.
S2(j)	North of Burnham-on-Crouch (west)		Complete
S2(k)	North of Burnham-on-Crouch (east)	7	There are 7 dwellings left on this site to complete which will done within 5 years.
Windfall	Land North West Of 2 Maldon Road Burnham-On-Crouch	195	Create retirement community consisting of 103No. one, two and three-bedroom bungalows (class C.3), 70 bedroom two-storey care home building (class C.2) and 55 bedroom two-storey assisted living apartment building (class C.3). This should be delivered in five years. Count 195 units in the five years. (see note below). The site has started, and a delivery schedule has been supplied by the developer they expect to complete phase one by May 2025. The site has started and is progressing at pace.
Windfall for noting	Land North West Of 2 Maldon Road Burnham-On-Crouch		Retirement village of 232 units phase 2 – Still at outline stage but phase 1 now has permission and has started on site. The developer is going to move straight into phase 2 in May 2025 with the first expected completion around November 2025 – because the major infrastructure would have been already carried out in phase 1 such as highway access works the work to get onto phase 2 will be expedited. However, there is no reserved matters application approved yet and given the level of public contention with the site it is difficult to state when that application would be determined or how. Therefore, no dwellings have been put in the 5-year supply.
Windfall	Land West Of Cemetery Chapel Southminster Road Burnham-	38	Of the 80 dwellings, 42 are now complete and the remaining 38 are started and will be delivered in five years.

	On-Crouch		
Windfall	The Knightswood Centre, Steeple Road, Southminster	16	16 units – this is a full planning application for a conversion of a building with 3 additional bungalows and will be delivered in 5 years
Windfall	Bridgemans Green, Latchingdon	52	52 units – these were on an expired permission in 2021/22 but in 2022 they obtained a Lawful Development Certificate and are now on site with most units started. As at the 31/3/2023 work was moving at pace on the site, they will be complete within 5 years.
Windfall	Land North Of 48 Woodrolfe Road, Tollesbury	25	25 specialist older people dwellings – the site has started and the developers have confirmed it will be delivered in 5 years.
Windfall	Land West Of Fambridge Road North Fambridge	3	This site is nearly complete 71 dwellings now built with 3 remaining; these will be delivered in five years.
Windfall	Land North Of Latchingdon Bowls Club Burnham Road Latchingdon	41	The whole site has started with many of the dwellings nearing completion, 3 are complete and the remaining 38 units will be delivered in five years.
Windfall	Land Opposite 34 Hall Road Great Totham	30	This is a full planning permission for 30 units should be delivered in five years.
Windfall	Land west of Fambridge Road, North Fambridge	12	12 units should be delivered in five years, this is connected to the site above which only has 3 dwellings to finish before it is complete.

**Note:** *Land northwest of 2 Maldon Road, Burnham on Crouch* - Permission granted for 103 dwellings + 55 assisted living apartments + 70 bed care home. In respect of the care home the number of units to be counted is 37. As set out in national planning guidance, for development such as care homes it is calculated by dividing the average number of adults living in a household in Maldon District by the number of beds in the care home. The calculations for the average number of adults living in a household can be found on census data - CT0774\_2011 Census - Age of Household Reference Person (HRP) by number of adults in household - national to local authority level. For Maldon District this figure is 1.9 (rounded to 1 decimal place). Therefore, the total number of housing units applied to the 5-year supply in respect to this site = 195.

4.2 The 5-year supply has increased substantially since 2021/22. There are reasons for this as set out below.

- One of the main reasons is the Council now has to use the National Standard Method for calculating its housing need because the LDP became 5 years old on the 17<sup>th</sup> July 2022 and the overall 5 year need figure has therefore fallen from 1550 to 1395.
- Using the Standard Method for calculating housing needs means that the undersupply has been removed from the calculation of the 5YHLS.
- A number of major housing sites have moved rapidly into delivery phase with reserved matters applications being granted and starts on site, this is significant progress on starts and permissions coming forward, particularly Burnham Waters Retirement site, Burnham-on-Crouch, Bridgemans Green, Latchingdon, and site 2d North Heybridge Garden Suburb which is now split between three developers with the advantage in terms of delivery of one of them bringing forward the whole site infrastructure.

## 5.0 Conclusion

5.1 This statement provides evidence that the Council can demonstrate a supply of specific deliverable sites sufficient to provide for 6.35 years' worth of housing against the Council's identified housing requirements. The details of all the sites are set out in **Appendix B** that accompanies this paper.

5.2 The Council will continue to monitor the District's housing supply on a regular basis. This statement will be updated yearly.