

Appendix 2: The Five Year Land Supply

- 1.1. The five-year period is the five years that start 12 months after the end of the current monitoring year. The five-year period is therefore from 1 April 2012 to 31 March 2017.
- 1.2. All the major developments included in the adopted Area Action Plans; all housing allocations included in the Site Specific Policies DPD; all outstanding planning permissions for housing that include 9 or more dwellings; and all planning applications where there is a decision to grant planning permission for 9 or more dwellings subject to the resolution of outstanding issues (e.g. signing of a s106 agreement) have been reviewed by the Council in consultation with the various landowners, agents and developers responsible for these sites. For each site a questionnaire was completed with details on whether the site was deliverable, available and achievable, and also with information on any constraints and the expected delivery timetable.
- 1.3. The five year land supply required based on the **Core Strategy Policy ST/2** requirement and the **Draft Review of East of England Plan (Option 1 figures)** requirement are 9,748 dwellings and 5,250 dwellings respectively; as calculated in figure A.

Figure A: Calculation of the five-year land supply for 2012-2017

	(a) Housing provision required	(b) Dwellings completed up to 31 March 2011	(c) Number of dwellings left to provide (= a - b)	(d) Number of years of plan left	(e) Residual annualised average requirement (= c ÷ d)	(f) 5 YEAR SUPPLY REQUIREMENT
Core Strategy	20,000 (1999-2016)	9,285	10,715	5	2,143	9,748 [^]
Draft Review of East of England Plan (Option 1 figures)	21,000 (2011-2031)	0	21,000	20	1,050	5,250 [*]

[^] As the end of the Core Strategy plan period is 2016 and the five year supply period of 2012-2017 goes beyond this, the 5 year supply requirement has been calculated using the residual annualised average requirement (e) of 2,143 dwellings for the remaining 4 years of the plan period from 2012-2016 plus an extra year at the annual average requirement for the plan period as a whole of 1,176 dwellings for 2016-2017.

^{*} The five year supply requirement is calculated by multiplying the annualised average requirement (e) by 5.

- 1.4. The housing trajectory (Appendix 1) shows that 5,606 dwellings are expected to be provided in the district between 2012 and 2017 on the basis of current planned development. This gives 2.9 years of land supply based on the **Core Strategy Policy ST/2** annualised average requirement, or 57.5% of the five year supply requirement. However, based on the more recent **Draft Review of East of England Plan >2031 (Option 1 housing figures)** requirement, this gives 5.3 years of land supply or 106.8% of the five year supply.