

## **NPPG and Housing Land Supply**

The examination hearings of the Site Allocations LDD opened in October 2013. The National Planning Policy Guidance (NPPG) was published in March 2014. In respect of housing the NPPG states (in paragraph 37);

*“Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. The approach taken, which may include site allocations, should be clearly set out in the Local Plan”.*

The above extract from the NPPG clearly sets out the Governments intention for Local Authorities to count older peoples accommodation, including C2, against their housing target. The purpose of this paper is to update the housing figures previously reported in the examination of the Site Allocations, to take account of the previous and planned delivery of C2 dwellings in the plan period. The approach taken by the Council is detailed in the accompanying paper, titled Update of the Three Rivers Housing Land Supply Position.

The paper identifies 112 dwellings within use class C2 (older peoples accommodation) delivered within the plan period. This figure was not reported in the previous housing land supply position. When added to the previous delivery in the District, the addition of C2 reduces the residual target to 1,736 dwellings over the plan period (145 per annum). The Site Allocations has an indicative increased capacity of 1,833 dwellings. The windfall allowance of 190 dwellings in the final 5 years of the plan period raises the expected delivery to 2,023 dwellings, resulting in an ‘overprovision’ of 287 dwellings.

A full breakdown of the Housing previously delivered and projected in the District is shown in appendix 1 of this document.

## **Appendix 1 Breakdown of the Housing Land Supply as proposed in the SALDD**

(Amendments to the figures previously reported are shown in **Green**)

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### **Housing Target**

Core Strategy Target over the Plan Period: 4,500 (Net)

Previous Housing Completions (C3) Completions: 2,442

Expected Housing Delivery in 2013/14: 210

**Previous Housing Completions (C2 older peoples accommodation): 112**

Residual Target: **1,736**

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### **Projected Delivery**

Housing Allocations proposed in the SALDD up to 2026: **1,553**

Windfall Allowance up to 2026: 190 dwellings

Total up to 2026: **1,743**

Housing Allocations proposed in the SALDD post 2026: **240 - 280 (based on 140 - 180 at Killingdown Farm (H13) and 100 at Fairways Farm H(40))**

Total Housing Projected: **1,983 - 2023 (1,743 up to 2026)**

**Housing Buffer built into the SALDD: 247 - 287 Dwellings which represents 16% of the Residual Target, 6% of Plan Period Target.**

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