

**Note to Inspector****5 Year Housing Land Supply Scenarios**

The Inspector has requested that NHDC provide tables setting out the anticipated 5 Year Housing Land Supply position under both the Liverpool and Sedgefield approaches to addressing plan period shortfalls in housing delivery; the tables should also address the impact of the stepped approach to annual housing targets. The completions and housing trajectory on which these calculations are based are as shown in Examination Document ED3: Housing Background Paper 2017 Update.

**Figure 1 Sedgefield approach with no stepped housing requirement**

<b>A</b>	Housing target 2011-2031	15,950
<b>B</b>	Completions 1 April 2011 to 31 March 2017	1,994
<b>C</b>	Target 1 April 2011 to 31 March 2017	4,800
<b>D</b>	Shortfall against target at 1 April 2017 (B – C)	-2,806
<b>E</b>	Target 1 April 2017 to 31 March 2022	4,000
<b>F</b>	Shortfall to be addressed in five-year period (Sedgefield method) (-D)	2,806
<b>G</b>	Buffer to be applied	+20%
<b>H</b>	Total five-year requirement (E + F) * G	8,167
<b>I</b>	Projected delivery 1 April 2017 to 31 March 2022	4,412
<b>J</b>	Years land supply (I / H) * 5	2.7

**Figure 2 Liverpool approach with no stepped housing requirement**

<b>A</b>	Housing target 2011-2031	15,950
<b>B</b>	Completions 1 April 2011 to 31 March 2017	1,994
<b>C</b>	Target 1 April 2011 to 31 March 2017	4,800
<b>D</b>	Shortfall against target at 1 April 2017 (B – C)	-2,806
<b>E</b>	Target 1 April 2017 to 31 March 2022	4,000
<b>F</b>	Shortfall to be addressed in five-year period (Liverpool method) (-D * (5 / 14))	1,002
<b>G</b>	Buffer to be applied	+20%
<b>H</b>	Total five-year requirement (E + F) * G	6,003
<b>I</b>	Projected delivery 1 April 2017 to 31 March 2022	4,412
<b>J</b>	Years land supply (I / H) * 5	3.7

**Figure 3 Sedgefield approach with stepped housing requirement**

<b>A</b>	Housing target 2011-2031	15,950
<b>B</b>	Completions 1 April 2011 to 31 March 2017	1,994
<b>C</b>	Target 1 April 2011 to 31 March 2017	3,000
<b>D</b>	Shortfall against target at 1 April 2017 (B – C)	-1,006
<b>E</b>	Target 1 April 2017 to 31 March 2022	3,100
<b>F</b>	Shortfall to be addressed in five-year period (Sedgefield method) (-D)	1,006
<b>G</b>	Buffer to be applied	+20%
<b>H</b>	Total five-year requirement (E + F) * G	4,927
<b>I</b>	Projected delivery 1 April 2017 to 31 March 2022	4,412
<b>J</b>	Years land supply (I / H) * 5	4.5

**Figure 4 Liverpool approach with stepped housing requirement (as set out within the submitted Local Plan)**

<b>A</b>	Housing target 2011-2031	15,950
<b>B</b>	Completions 1 April 2011 to 31 March 2017	1,994
<b>C</b>	Target 1 April 2011 to 31 March 2017	3,000
<b>D</b>	Shortfall against target at 1 April 2017 (B – C)	-1,006
<b>E</b>	Target 1 April 2017 to 31 March 2022	3,100
<b>F</b>	Shortfall to be addressed in five-year period (Liverpool method) (-D * (5 / 14))	359
<b>G</b>	Buffer to be applied	+20%
<b>H</b>	Total five-year requirement (E + F) * G	4,151
<b>I</b>	Projected delivery 1 April 2017 to 31 March 2022	4,412
<b>J</b>	Years land supply (I / H) * 5	5.3