



## BIRMINGHAM DEVELOPMENT PLAN

5-Year Land Supply 2020-25

March 2021

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## 1. Summary

- 1.1 The City has **6.28 years** supply. This is derived from a 5-Year requirement of **14,963** dwellings (including a 5% buffer) and a supply of **18,801** dwellings.

## 2. Introduction

- 2.1 Paragraph 73 of the revised National Planning Policy Framework (NPPF) states:

*“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”.*

- 2.2 This paper sets out how the City’s 5-Year supply has been determined

## 3. Establishing the 5-Year Housing Requirement 2020-25

### The BDP Housing Requirement 2011-31

- 3.1 The NPPF states that the starting point for calculating the 5 year supply position should be the housing requirement figure set out in an adopted strategic plan.
- 3.2 The Birmingham Development Plan (BDP) was adopted in January 2017 and sets the housing requirement to be delivered in Birmingham between 2011 and 2031 as 51,100 dwellings (Policy PG1 of the BDP).
- 3.3 The BDP also sets out a housing trajectory showing the expected delivery of new housing required over the plan period. The trajectory takes account of the anticipated capacity of the urban area to accommodate additional housing; evidenced by the SHLAA (Policy TP29 of the BDP).

**Table 1: The BDP delivery trajectory 2011-31 (Policy TP29)**

Time period	Years in period	Dwelling delivered in period	Dwellings delivered per annum
2011/12-2014/15	4	6,600	1,650
2015/16-2017/18	3	7,500	2,500
2018/19-2030/31	13	37,050	2,850

### The 5-year Housing Requirement 2020-25

- 3.4 The 5-year requirement is determined by summing the annual provision figures set out in Table 1 for each of the following five years, plus any previous under delivery and a flexibility allowance.

- 3.5 The 2020 AMR shows annual dwelling completions against the BDP requirements. The requirement for the period 2011/12 to 2019/20 was 19,800 dwellings. A total of 22,694 net new dwellings were completed in this period. The cumulative target to date has, therefore, been exceeded by 2,894 dwellings. The 2018 version of this report reported an under delivery of dwellings against the BDP requirement, but this year there has been a significant increase in the number of city centre residential development schemes that have been completed and this has driven the overall dwelling completions figure to a much higher level.
- 3.6 In addition, MHCLG have updated the requirements for how housing completions should be recorded within the Housing Flow Reconciliation monitoring return. This now means that new Houses in Multiple Occupation (HMOs) can be counted towards each year's dwelling completion figures, but only where they have been created from a non-residential use (e.g. the conversion of an employment or commercial building to a HMO). Where a HMO is created through the change of use of an existing dwelling this is now recorded as having no overall loss or gain in the housing supply, as such developments will involve the loss of one type of dwelling and its replacement with a different type of dwelling. The City Council has previously recorded only the loss of a dwelling and not the gain of an HMO dwelling.
- 3.7 The Housing Flow Reconciliation return informs the calculation of the Housing Delivery Test which was introduced within the revised NPPF in July 2018. To ensure consistency with the Housing Delivery Test, the City Council has now amended its previous dwelling completion figures to include new HMOs which have been created from non-residential uses and to remove the recorded loss of dwellings that have been converted to a HMO use. This has resulted in uplift in the dwelling completion figures which have previously been published.
- 3.8 Paragraph 73 of the revised NPPF states that an additional buffer of either 5%, 10% or 20% (moved forward from later in the plan period) should be added to the supply of specific deliverable sites as follows:
- 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.*
- 3.9 The cumulative BDP requirement since 2011 has been exceeded and in particular, over the last three years, 11,135 dwellings were completed against a requirement of 8,200 dwellings and, as such, a 5% buffer is applicable. In addition, table 2 shows the City Council's track record in meeting and exceeding previous housing targets.

**Table 2: Performance against recent housing targets**

Plan / Year		Gross Dwellings	Demolitions	Net Dwellings	% of Net Target Delivered
Unitary Development Plan 1991-2011 (20 years)	Target	46,500	23,100	23,400	112%
	Delivery	49,371	22,942	26,429	
Regional Spatial Strategy 2001-2012 <sup>1</sup> (11 years)	Target	28,800	13,200	15,600	126%
	Delivery	31,210	11,539	19,671	

3.10 Taking the above into account, **the 5-year requirement for 2020-25 is 14,963 dwellings** (Table 3) and the annual requirement for this period is 2,993 dwellings.

**Table 3: The 5-Year Requirement 2019/20-2023/24**

Year	5 Year Period 2019 -2024
2019/20	2,850
2020/21	2,850
2021/22	2,850
2022/23	2,850
2023/24	2,850
<b>Sub-total</b>	<b>14,303</b>
<b>Plus 5% buffer</b>	<b>713</b>
<b>Total</b>	<b>14,963</b>

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<sup>1</sup> Whole years prior to revocation

## 4. The Five Year Housing Land Supply

- 4.1 The housing capacity on deliverable sites is assessed annually through the SHLAA process. The purpose of the SHLAA is to identify sites which are suitable for housing development, assess how much housing the sites can deliver and assess when they are likely to be developed. A deliverable site is one which is available now, is in a suitable location for development and has a realistic prospect of being developed within five years.
- 4.2 The 2020 SHLAA identified a 5-Year land supply of **18,801** dwellings of which **17,441** are on identified sites and a further **1,360** dwellings are on unidentified sites.

### 5-Year Supply on Identified Sites

- 4.3 Table 4 shows the source of identified sites in the 5-year supply and a list of the sites in the 5-Year supply is at Appendix 1. 38% of the capacity deliverable within 5 years on identified sites has detailed or outline planning permission or is permitted development and 59% is under construction.

**Table 4: Source of 5-Year Supply on identified sites**

Status	Dwellings <sup>2</sup>
Under Construction	10,290
Detailed Planning Permission	5,528
Outline Planning Permission	420
Permitted Development	683
Allocation in Adopted Plan	520
Other opportunity	0
<b>Total Identified Supply</b>	<b>17,441</b>

### 5-Year Supply on Unidentified Sites

- 4.4 The City has a long track record of delivering windfall sites - and even with the best efforts of the SHLAA to identify sites, windfalls continue to come forward and be developed in large numbers, as is inevitable for such a large and extensively developed urban area.

**Table 5: Source of 5-Year Supply on unidentified sites**

Status	Dwellings <sup>3</sup>
Windfalls	1,360
<b>Total Unidentified Supply</b>	<b>1,360</b>

- 4.5 Details of the methodology and assumptions used to establish the 5-Year supply are set out in the SHLAA report.

<sup>2</sup> See SHLAA Final Report [www.birmingham.gov.uk/housingstudies](http://www.birmingham.gov.uk/housingstudies)

<sup>3</sup> See SHLAA Final Report [www.birmingham.gov.uk/housingstudies](http://www.birmingham.gov.uk/housingstudies)

## 5. Maintaining a Five Year supply in future Years

5.1 The nature of the stepped trajectory in the adopted BDP (as shown in table 1) means that the 5-year requirement has increased over time from a low of 9,100 in 2011/12 to a high of 14,250 (14,963 with a 5% buffer) from 2018/19 onwards. Table 6 shows the 2020 SHLAA supply by time period. Assuming that a 5% buffer remains appropriate and that in the medium (years 6-10) and longer term (>10 years), sites identified in the SHLAA will come forward into the 5-year supply, the indications are that the city will be able to continue to demonstrate a 5-Year supply.

**Table 6: 2020 SHLAA – Supply by time period**

Time Period	Identified Supply	Unidentified Supply	All
Short Term - Within 5 Years	17,441	1,360	18,801
Medium Term – 6 to 10 Years	19,294	2,250	21,544
Longer Term – Beyond 10 Years	3,915	575	4,490
<b>Total</b>	<b>40,650</b>	<b>4,185</b>	<b>44,835</b>

## **Appendix 1**

### **Schedule of Sites**

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