

## Site Capacity Changes following Stage 4 Hearings

Site	Reason	Minimum dwelling reduction	Maximum dwelling reduction
SWS19	Flood Risk	2	
NES22	Flood Risk	21	
<b>Sub-Total</b>		<b>23</b>	
<b>Update to Housing Land Supply 2022-2039</b>		<b>38,458</b> (38,481-23)	
SES30	Ownership	41	41
NES37	Ownership	17	17
NES39	Landscape	19	82
<b>Sub-Total</b>		<b>77</b>	<b>140</b>
<b>Update to Housing Land Supply 2022-2039</b>		<b>38,381</b> (38,458-77)	<b>38,318</b> (38,458-140)
<b>Total</b>		<b>100</b> (23+77)	<b>163</b> (23+140)
<b>Update to Housing Land Supply 2022-2039</b>		<b>38,381</b>	<b>38,318</b>

### Changes due to Flood Risk

EXAM 140 has been updated to reduce the site capacity of SWS19 and de-allocate NES22. The updated total housing land supply from 2022-2039 is **38,458 units**. The updated 5-year housing land supply from 2026-2031 remains at 12,498 units.

#### **SWS19: reduction of 2 units / 80 homes (currently 82 homes)**

- Gross site area is 2.35ha
- Updates to the Environment Agency's National Flood Risk Assessment has shown a slight increase in surface water risk, reducing the developable area to 2.29 ha / 80 homes at 35 dwellings per hectare
- Whilst the National Flood Mapping Update - Week 2 Sites report (EXAM 152a) identified no likely changes to capacity based on the conservative approach to development in areas of flood and the proposed Local Plan policy on Flood Risk (GS9), a precautionary approach has been adopted here for the purposes of modelling housing supply

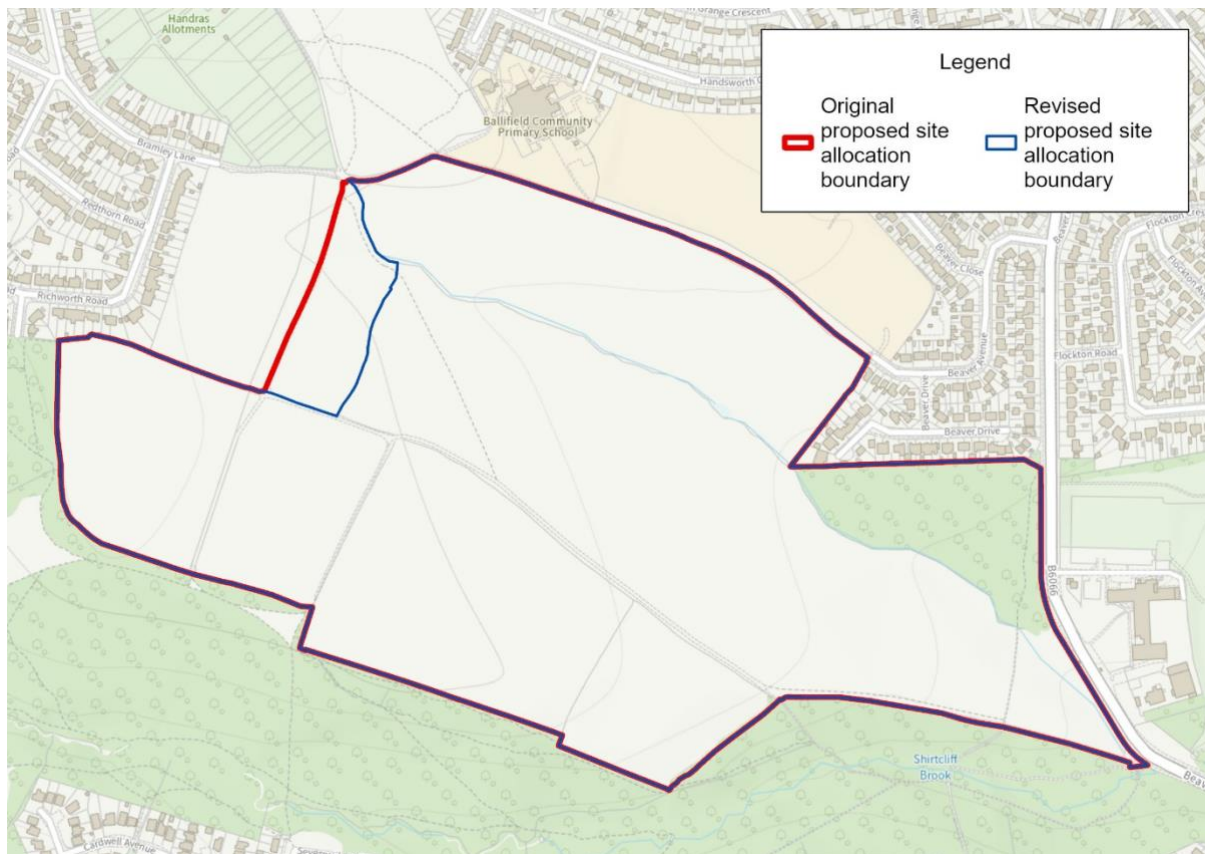
#### **NES22: (currently 21 homes)**

- Gross site area is 0.6ha
- Updates to the Environment Agency's National Flood Risk Assessment show that 71% of the site is now in Flood Zone 3a, and the remaining site capacity would be less than 10 dwellings. Therefore, propose to deallocate.

## Changes due to Landscape and Ownership

### SES30: reduction of 41 units / 827 homes (currently 868 homes)

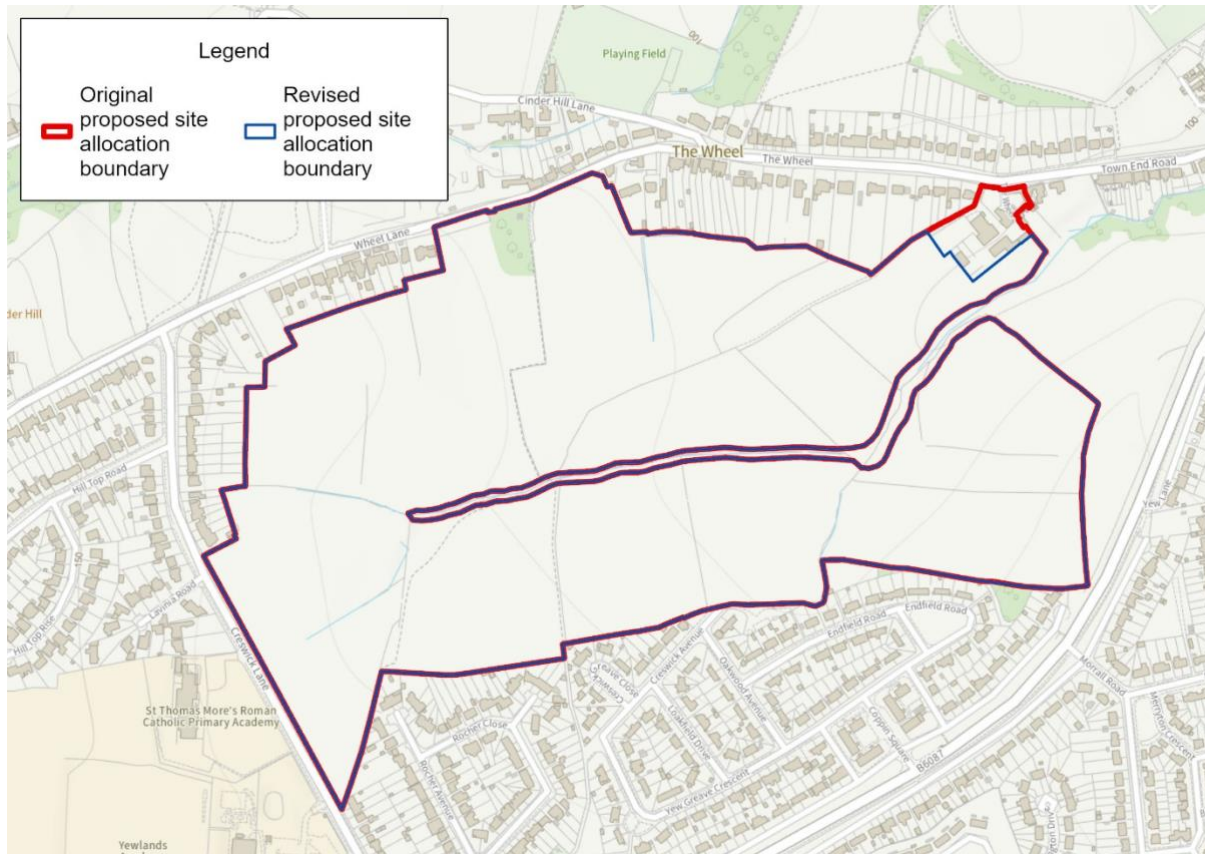
- 1.27ha reduction resulting from removal of Mr Hussain's land (land registry parcel reference SYK541704)
- Gross site area would be **35.28 ha** (previously 36.55ha)
- Allow 5ha for Secondary Education and 4ha for burial ground - remaining gross site area for housing = **26.28ha**
- Apply same approach, housing use would be 90% of gross housing area = 23.65 ha. At 35 dph = 827 homes
- The change in site boundary to remove 1.27ha that is not available, the housing capacity would reduce by 41 units. Total housing capacity 827 homes (currently 868)



### NES37 reduction of 17 homes / 592 homes (609 currently)

- 30.34ha gross site area
- Removal of farm buildings (see Map below) would be **0.54 ha**
- Updated gross site area would be **29.8ha**

- Allow 7ha for Secondary Education and 4ha burial ground, remaining gross site area for housing = **18.8ha**
- Apply same approach, housing use would be 90% of gross housing area = 16.92ha at 35 dph = **592 homes (609 homes currently)**



**NES39 reduction of 19 to 82 units/ 129 units to 66 units (currently 148 units).**

- Gross site area 5.30ha / 148 homes
- Parcel A = 2.1 ha
- Parcel B = 2.1 ha
- Parcel C = 1.1 ha
- Any combination of 2 of the parcels would result in a gross site area of under 5ha, and therefore the assumed net ratio would be 90% of the gross site area. Note all three parcels together are greater than 5 ha so the assumed net ratio would be 80% of the gross site area.
- Assuming 35 dph:
  - Option A (parcels A&B): 4.1 ha gross, 3.69ha net = 129 units (**reduction of 19 units**)
  - Option B (Parcel A): 2.1 ha gross, 1.89 ha net = 66 units (**reduction 82 units**)

