

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 4 NOVEMBER 2010
title: HOUSING LAND AVAILABILITY
submitted by: DIRECTOR OF DEVELOPMENT SERVICES
principal author: COLIN HIRST

1 PURPOSE

1.1 To provide Members with information on the most recent results of the Housing Land Availability Survey.

1.2 Relevance to the Council's ambitions and priorities

- Council Ambitions – Understanding the housing position is key to the delivery of the Council's ambition to match the supply of homes in our area to identify needs.
- Community Objectives – The information in this report relates to a number of community objectives but is particularly relevant to the broad objective of conserving our countryside and enhancing the local environment.
- Corporate Priorities - This information is relevant to the local development framework which is the spatial expression of the Community Strategy.
- Other Consideration – None.

2 INFORMATION

2.1 The Council monitors housing land availability twice a year and produces a housing land availability report. This document provides the information with which to monitor housing development across the Borough. Monitoring continues to be critical to the process of determining planning applications and the Council's duty to ensure a 5 year supply of developable land.

2.2 The report provides detailed information on sites with planning permission, sites under construction and enables the Council to create a picture of construction trends and activity rates together with base line evidence on the amount of land that is available to be brought forward. Copies of the full report are available for reference at Planning Reception and the members room on Level D.

2.3 Members will be aware that the relevant strategic basis against which housing land supply is monitored was the Regional Spatial Plan (RSS) which was effectively abolished by the coalition government although this is currently subject to a judicial challenge. Members will recall that the committee considered the implications of this at its meeting held in June 2010 when it was resolved to continue to apply the established RSS figures for the purposes of monitoring the 5 year land supply to guide application decisions and to progress the Core Strategy. The Council continues to monitor against the provision of 2900 homes between 2003 and 2021. This provides for a strategic provision of some 161 units per year.

2.4 The supply position for dwelling units as at October 2010 is summarised as follows:

• Units with full planning permission	194
• Units with outline planning permission	123
• Sites commenced, units remaining but not started	27
• Units under construction	75
• Conversions - not started	48
• Conversions –under construction	36
Total	503

76 Affordable housing units have permission (not started) and are included in the housing land supply once they commence.

The table at appendix 1 sets out a 5-year statement, as at October 2010 taking account of the necessary adjustments and smoothing to reflect activity over the monitoring period. Given that we currently plan for 161 units per year this shows that the Council cannot demonstrate an ongoing 5 - year supply of housing land as required by Planning Policy Statement 3 (PPS3) Housing.

2.5 PPS 3 is clear in terms of the guidance to apply when determining applications in the absence of a 5-year supply. Paragraph 71 indicates that;

“ Where Local Planning Authorities cannot demonstrate an up-to-date five year supply of deliverable sites, for example where Local Development Documents have not been reviewed to take into account policies in this PPS (*pps3*) or there is less than five years supply of deliverable sites, they should consider favourably planning applications for housing, having regard to the policies in this PPS including the consideration in paragraph 69.”

2.6 The fact that an authority is unable to demonstrate a five-year supply and consequently must have regard to the implications of paragraph 71, also has to be balanced with the need to apply paragraph 69. This retains the need in effect to ensure that in approving a residential development a number of key principles have to be considered. The saved local plan policies will be key-factors when determining applications albeit having regard to what material considerations need to be taken into account due to changing circumstances since those policies were formulated.

2.7 The requirement to consider applications favourably in the absence of a 5 year supply does not mean that there are to be no other policy or development control considerations, that could lead to a refusal. It should be noted that in most cases there would need to be clear and sound reasons for refusal where it does not harm policy considerations particularly as set out in paragraph 69. In addition PPS3 is also clear in that it states that authorities should not be refusing applications solely on the grounds of prematurity. The need for infrastructure to be in place to support the development would however be seen as a fundamental consideration and development ahead of any actual or programmed infrastructure may be seen as premature in that context.

2.8 Paragraph 69 establishes that

In general, in deciding planning applications, Local Planning Authorities should have regard to:

- Achieving high quality housing.
- Ensuring developments achieve a good mix of housing reflecting accommodation requirements of specific groups, in particular, families and older people.
- The suitability of a site for housing, including its environmental sustainability.
- Using land effectively and efficiently.
- Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives eg. addressing housing market renewal issues.

2.9 The ongoing work being undertaken on the Core strategy will have regard to the issue of underlying housing numbers and further work on the strategic housing position will be reported in due course. Any changes to housing provision will need to be supported through evidence and analysis to ensure that the planned requirements are capable of justification and can be defended.

DIRECTOR OF DEVELOPMENT SERVICES

BACKGROUND PAPERS

- 1 Housing Land Availability Survey files
- 2 Planning Policy Statement 3 Housing – CLG - November 2006
- 3 North West of England Plan Regional Spatial Strategy to 2021 – GONW- Sept 2008

For details of the Housing Land Availability Schedule contact Sharon O'Neill extension 4506.

For further information on housing and strategic policy issues please ask for Colin Hirst, extension 4503.

Appendix 1

Five year supply (2010 – 2015) based on previously adopted RSS figures and including permissions and completions up until 1 October 2010

Planned Provision

(a) Housing provision 2003/2021	2900	161/yr
(b) Net dwellings completed 2003-2010 (7.5yrs)	1000	133/yr (1000/7.5)
(c) Net dwellings required 2010-2021 (adjusted to a revised annual rate)	1900 (1900 ÷ 10.5)	181/yr
(d) Adjusted Net 5yr requirement 2010 – 2015 (5yrs)	905	181 x 5 (annual equivalent smoothed over plan period)
(e) Adjusted Net 5yr requirement minus 20% strategic tolerance (PPS3)	725	145 x 5 (145 being 181 minus 20%)

- (a) Strategic housing provision based on previously adopted RSS figures.
- (b) Actual completions in monitoring period divided by number of years.
- (c) Residual requirements based on completions and plan period remaining. This figure gives the annualised requirement to attain planned figure.
- (d) Five year requirement based on the revised annualised rate.
- (e) This figure demonstrates the effect of reducing the requirement to within a 20% range as indicated within PPS3 as acceptable strategic tolerance. This would indicate a 3.6yrs supply against measured requirements.

Identified Supply

Supply of deliverable sites over 5 years (Housing Land Availability Survey October 2010)	
Units under construction	111
Deliverable permissions (discounted by 10% slippage allowance but including affordable units)	(468) 421
Total supply	532
Equates to 3yrs (2.9 actual) supply at 5 year adjusted rate 1.10.10.	