

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 13 SEPTEMBER 2012
title: HOUSING LAND AVAILABILITY
submitted by: CHIEF EXECUTIVE
principal author: COLIN HIRST – HEAD OF REGENERATION AND HOUSING

1 PURPOSE

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

1.2 Relevance to the Council's ambitions and priorities

- 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 At the previous Planning and Development Committee held on 16 August 2012, an information item was included in the agenda giving the latest housing land supply position. It has been identified that the appendices containing the relevant calculations had an error that over counted supply by some 48 dwellings. These schedules have been corrected and are attached to this report. This was as a result of double counting those dwellings that were conversions, under construction.

COLIN HIRST
HEAD OF REGENERATION AND HOUSING

MARSHAL SCOTT
CHIEF EXECUTIVE

BACKGROUND PAPERS

- 1 Housing Land Availability Survey files
- 2 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.

Ref: CH/EL/130912/P&D

Five year supply (2012-2017) based on previously adopted RSS figures and including permissions, completions and commitments up until 1 July 2012

Planned Provision

a) Housing provision 2003/2021	2900	161/yr
b) Net dwellings completed 2003-2012 (9.2yrs)	1200	130 (1200/9.2)
c) Net dwellings required 2012-2021 (8.8 years) (adjusted to a revised annual rate)	1700/8.8	193/yr
d) Adjusted Net 5 yr requirement 2012-2017 (5yrs)	965	193 x 5 (annual equivalent smoothed over plan period)
e) Add Buffer of 20%	1158	20% NPPF guideline (193 + 20% = 232)

- 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 requirements based on the revised/adjusted annualised rate.
- e) Buffer to allow for previous years under delivery 20% para. 47 – NPPF.

Identified Supply

Supply of deliverable sites over 5 years (Housing Land Availability Survey July 2012)	
Sites subject to Section 106 agreements	164
Affordable units	249
Sites with Planning permission	934
Deliverable sites	(1347)
(discounted by 10% slippage allowance)	1212
Sites under construction	140
Total Supply	1352
Equates to <u>5.82 yrs supply</u> at 5 year adjusted rate at 01/07/12	

supply: 5.82 yrs supply (1352 ÷ 232)

Five year supply (2008-2028) based on proposed Core Strategy requirement including permissions, completions and commitments up until 1 July 2012

Planned Provision

a) Housing provision 2008/2028	4000	200/yr
b) Net dwellings completed 2008/2012 (4.2yrs)	402	96 (402/4.2)
c) Net dwellings required 2012-2021 (15.8 years) (adjusted to a revised annual rate)	3598/15.8	227/yr
d) Adjusted Net 5 yr requirement 2012-2017 (5yrs)	1135	227 x 5 (annual equivalent smoothed over plan period)
e) Add Buffer of 20%	1362	20% NPPF guideline (227 + 20% = 272)

- a) Strategic housing provision based on previously proposed Core Strategy requirement.
- 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 requirements based on the revised/adjusted annualised rate.
- e) Buffer to allow for previous years under delivery 20% para. 47– NPPF.

Identified Supply

Supply of deliverable sites over 5 years (Housing Land Availability Survey July 2012)	
Sites subject to Section 106 agreements	164
Affordable units	249
Sites with Planning permission	934
Deliverable sites	(1347)
(discounted by 10% slippage allowance)	1212
Sites under construction	140
Total Supply	1352
Equates to <u>4.97 yrs supply</u> at 5 year adjusted rate at 01/07/12	

supply: 4.97 yrs supply (1352 ÷ 272)