

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 11 APRIL 2013
title: HOUSING LAND AVAILABILITY
submitted by: DIRECTOR OF COMMUNITY SERVICES
principal author: SHARON O'NEILL – PLANNING TECHNICIAN

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

- 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 regularly monitors housing land availability 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. Whilst NPPF anticipates an annual update on the supply of deliverable land, the Council monitors Housing Land on a quarterly basis.

2.2 The HLA report itself 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 and on the Website.

2.3 Members will be aware that the relevant strategic basis against which housing land supply is currently monitored is the Regional Spatial Plan (RSS). The Council continues to monitor against the provision of 2900 homes between 2003 and 2021 to provide for a strategic provision of some 161 units per year, although government is committed to abolition of RSS; to date the RSS remains part of the development plan. Although a revised requirement has been established to inform the Core Strategy, the Council has not adopted this for decision-making purposes as yet. The formulation of a revised requirement has been subject to public consultation and remains an issue to be resolved through the Examination in Public to be held as part of the Core Strategy process when those issues/objections that remain, can be considered. The current 5 year housing land position is calculated in relation to the RSS and the proposed strategic requirement of the submitted Core Strategy.

2.4 The supply position for dwelling units as at December 2012 is summarised as follows:

• Units with full planning permission	304
• Units with outline planning permission	577
• Sites commenced, units remaining but not started	156
• Units under construction	143
• Conversions - not started	83
• Conversions –under construction	51
• Affordable Housing Sites (not started)	<u>314</u>
Total	<u>1628</u>

In addition a total of 304 units were the subject of planning applications awaiting the completion of Section 106 agreements. Given that these sites have been agreed in principle and that the Council has put in place measures to monitor progress on the completion of agreements these are included in the supply. Any issues arising from delays in completing the agreements can be monitored and reflected in the Councils Housing Land Monitoring which is now being done on a quarterly basis, this will provide a more accurate position in terms of sites that can contribute to the 5 year supply.

The tables at appendix 1 sets out a 5-year statement, as at December 2012 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 can demonstrate an ongoing 5 - year supply of housing land.

For reference the table at Appendix 2 shows the comparable 5 year assessment against the proposed strategic requirement of the draft Core Strategy, which also shows against that requirement the Council can demonstrate a 5 year supply position. The calculations include allowances for sites considered undeliverable in the 5 year period as reported to Committee on 17 January 2013. The report also referred to the need to assess deliverability of individual sites; work on which has commenced and will inform future reports.

2.5 Appendix 3 also shows the current housing land position in relation to the spatial distribution of the strategic housing requirement as per the submitted Core Strategy. This effectively updates the table at 15.2 of Appendix 2 of the submitted Core Strategy.

SHARON O'NEILL
PLANNING TECHNICIAN

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

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: SO/CMS/110413/P&D

APPENDIX 1

Housing Land availability position based on RSS requirement (2003-2021) including permissions, completions and commitments up until 31 December 2012

5 year requirement

a) RSS Housing provision 2003/2021	2900	161/year
b) Net dwellings completed 2003-2012 (9.75 years)	1279	131/yr (1279 ÷ 9.75)
c) Net dwellings required 2012-2021 (8.25 years) (adjusted to a revised annual rate)	1621/8.25	196/year
d) Adjusted Net 5 year requirement 2012-2017 (5 years)	980	196 x 5 (annual equivalent smoothed over plan period)
e) Add Buffer of 20%	1176	20% NPPF guideline (196 + 20% = 235.2) x 5

- a) Strategic housing provision based on RSS 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 requirement based on the revised/adjusted annualised rate.
- e) Buffer to allow for previous years under delivery 20% (Paragraph 47 – NPPF).

Supply of deliverable sites (Housing Land Availability Schedule 31 December 2012)

Sites subject to Section 106 Agreements	304	dwellings
Affordable Units	314	
Sites with Planning Permission	<u>1120</u>	
Sub total	1738	
Less 2 sites ¹ not deliverable in 5 years	<u>- 133</u>	
Sub total	1605	
Less 10% buffer ²	<u>- 160</u>	
Sub total	1445	
Plus sites under construction	<u>+194</u>	
TOTAL	1639	dwellings

1639 ÷ 235.2 = **6.97 year supply** at 31/12/12 (including 20% buffer)

¹Site at Dale View, Billington (23 units) and part of site at Henthorn Road, Clitheroe which will be built beyond the 5 year period (110 units)

²10% buffer deducted until assessment of deliverability of individual sites is undertaken

APPENDIX 2

Housing Land availability position based on Core Strategy requirement (2008-2028) including permissions, completions and commitments up until 31 December 2012

5 year requirement

a) Core Strategy Housing provision 2008/2028	4000	200/year
b) Net dwellings completed 2008-2012 (4.75 years)	481	101/year (481 ÷ 4.75)
c) Net dwellings required 2012-2028 (15.25 years) (adjusted to a revised annual rate)	3519/15.25	231/year
d) Adjusted Net 5 year requirement 2012-2017 (5 years)	1155	231 x 5 (annual equivalent smoothed over plan period)
e) Add Buffer of 20%	1386	20% NPPF guidelines (231 + 20% = 277) x 5

- 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% (Paragraph 47 – NPPF).

Supply of deliverable sites (Housing Land Availability Survey 31 December 2012)

Sites subject to Section 106 Agreements	304	dwellings
Affordable Units	314	
Sites with Planning Permission	<u>1120</u>	
	Sub total	1738
Less 2 sites ³ not deliverable in 5 years	<u>- 133</u>	
	Sub total	1 605
Less 10% buffer ⁴	<u>- 160</u>	
	Sub total	1445
Plus sites under construction	<u>+194</u>	
	TOTAL	1639 dwellings

1639 ÷ 277 = **5.92 year supply** at 31/12/12 (including 20% buffer)

³Site at Dale View, Billington (23 units) and part of site at Henthorn Road, Clitheroe which will be built beyond the 5 year period (110 units)

⁴10% buffer deducted until assessment of deliverability of individual sites is undertaken

RIBBLE VALLEY CORE STRATEGY – HOUSING MONITORING

Residual number of houses for each main settlement based on settlement population

Settlement	1 Number of houses to be provided (% of 2,880) ¹	2 Number of houses already completed/permission given ² for each 'settlement'/ area (based on the Parish)	3 Unadjusted residual (less number already completed/ permission given)	4 Longridge adjustment ³	5 Proposed Strategic Site - 1040 ⁴	6 Residual number of houses required for each settlement ⁵ (figure of zero show that the requirement in column 1 is already met)
Clitheroe	1,670	741	929	0	-111 ⁶	0
Longridge	835	276	559	359		359
Whalley	375	246	129	0		129
<i>Other settlements</i>	1120	846	274	474		474
Standen				0	1040	1040
Total	4000	2109	1,891			2002

¹ % used for devising residual number of houses is calculated from settlement population as a % of total main settlement population (see table below for data) – Clitheroe 58%, Longridge 29%, Whalley 13%

² Does not include sites which are awaiting completion of section 106 agreements at 31.12.2012 (these account for an additional 304 dwellings)

³ This allowance reflects anticipated development in Preston Borough at Longridge – 200 taken from Longridge and reapporioned to the 'Other Settlements'

⁴ Proposed Strategic Site – 1040 dwellings proposed at Standen. 1040 taken from Clitheroe requirement.

⁵ As at 31st Dec 2012 – applications have been approved since

⁶ This figures indicates overprovision in Clitheroe in comparison with the Core Strategy requirement