

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 23 MAY 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 To request the formal adoption of a figure of 200 houses per annum for Development Management purposes.
- 1.3 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. At the time of preparing this report the Regional Strategy was still in place but on 24 April 2013 the Government laid an Order in Parliament to revoke the Regional Strategy for the North West. The Regional Strategy for the North West will be revoked in its entirety and the Order will have come into force on 20 May 2013. A revised requirement has been established to inform the Core Strategy, the Council has not yet adopted this for decision-making purposes as yet. This

report seeks to adopt the figure. 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 March 2013 is summarised as follows:

• Units with full planning permission	283
• Units with outline planning permission	644
• Sites commenced, units remaining but not started	147
• Units under construction	138
• Conversions - not started	89
• Conversions –under construction	45
• Affordable Housing Sites (not started)	<u>335</u>
Total	1681

In addition, a total of 293 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 March 2013 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.

Work on assessing deliverability of individual sites in accordance with requirements of NPPF has commenced. As a result the calculations include allowances for 4 sites (or parts thereof) considered undeliverable in the 5 year period.

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.

3. HOUSING NUMBER FIGURE

3.1 Members will be aware that over recent months the Council has informally used the 200 dwellings per annum figure as a requirement in relation to housing need. This figure has been debated at recent planning appeals and accepted by some Planning Inspectors. Members will also note that the RSS figure of 161 has often been referred to but the Council have not used this figure in relation to housing numbers.

3.2 The council have recently been informed that the Regional Strategy is to be formally revoked on the 20 May 2013 and therefore I suggest that for avoidance of doubt that the

figure of 200 dwellings per annum is adopted by Committee for development Management purposes. I am mindful that the housing numbers will form a considerable part of the forthcoming Examination in Public of the Core Strategy which may lead to a further review of the figure.

4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications:

- Resources – No implications identified.
- Technical, Environmental and Legal – No implications identified.
- Political – No implications identified.
- Reputation - It would help clarify the existing methodology
- Equality and diversity - No implications identified.

5 **RECOMMENDED THAT COMMITTEE**

5.1 Note the report and agree to the adoption of the 200 units per annum in the light of the revocation of the RSS

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.

**Housing Land availability position based on RSS requirement (2003-2021)
including permissions, completions and commitments up until 31st March 2013**

5 year requirement

a) RSS Housing provision 2003/2021	2900	161/yr
b) Net dwellings completed 2003/2012 (10.0yrs)	1350	135/yr (1350 ÷ 10.0)
c) Net dwellings required 2013-2021 (8.0 years) (adjusted to a revised annual rate)	1550/8.0	194/yr
d) Adjusted Net 5 yr requirement 2013-2018 (5yrs)	970	194 x 5 (annual equivalent smoothed over plan period)
e) Add Buffer of 20%	1164	20% NPPF guideline (194 + 20% = 232.8) 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% para. 47– NPPF.

Supply of deliverable sites (Housing Land Availability Survey 31st March 2013)

Sites subject to Section 106 agreements		293	dwellings
Affordable units		335	
Sites with Planning permission		<u>1163</u>	
	Sub total	1791	
Less sites ¹ not deliverable in 5 years		<u>-212</u>	
	Sub total	1579	
Less 10% buffer ²		<u>-158</u>	
	Sub total	1421	
Plus sites under construction		<u>+183</u>	
	TOTAL	1604	dwellings

1604 ÷ 232.8 = **6.89 year supply** at 31/03/13 (including 20% buffer)

¹ Sites at: Dale View Billington (23 units); part of site at Henthorn Road which will be built beyond the 5 year period (110 units); Victoria Mill Sabden (70 units); and Victoria St Garage (9 units).

² 10% buffer deducted until assessment of deliverability of individual sites is completed

**Housing Land availability position based on proposed Core Strategy requirement (2008-2028)
including permissions, completions and commitments up until 31st March 2013**

5 year requirement

a) Core Strategy Housing provision 2008/2028	4000	200/yr
b) Net dwellings completed 2008/2013 (5.0 yrs)	552	110/yr (552÷5.0)
c) Net dwellings required 2013-2028 (15.0 years) (adjusted to a revised annual rate)	3448/15.0	230/yr
d) Adjusted Net 5 yr requirement 2013-2018	1150	230 x 5 (annual equivalent smoothed over plan period)
e) Add Buffer of 20%	1380	20% NPPF guideline (230 + 20% = 276) 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 requirement based on the revised/adjusted annualised rate.
- e) Buffer to allow for previous years under delivery 20% para. 47– NPPF.

Supply of deliverable sites (Housing Land Availability Survey 31st March 2013)

Sites subject to Section 106 agreements		293 dwellings
Affordable units		335
Sites with Planning permission (not started)		<u>1163</u>
	Sub total	1791
Less sites ³ not deliverable in 5 years		<u>-212</u>
	Sub total	1579
Less 10% buffer ⁴		<u>-158</u>
	Sub total	1421
Plus sites under construction		<u>+183</u>
	TOTAL	1604 dwellings

1604 ÷ 276 = **5.81 year supply** at 31/3/13 (including 20% buffer)

³ Sites at: Dale View Billington (23 units); part of site at Henthorn Road which will be built beyond the 5 year period (110 units); Victoria Mill Sabden (70 units); and Victoria St Garage (9 units).

⁴ 10% buffer deducted until assessment of deliverability of individual sites is completed

RIBBLE VALLEY CORE STRATEGY - HOUSING MONITORING

This table updates table 15.2 at Appendix 2 of the submitted Core Strategy and shows the residual number of houses for settlements based on the Housing Land position at 31st March 2013.

Settlement	1 Number of houses to be provided ⁵	2 Number of houses already completed/permission given ⁶ for each 'settlement' / area (based on the Parish)	3 Unadjusted residual (less number already completed/ permission given)	4 Longridge adjustment ⁷	5 Proposed Strategic Site - 1040 ⁸	6 Residual number of houses required for each settlement ⁹ (figure of zero shows requirement in column 1 is already met)
Clitheroe	1,670	795	875	0	-165 ¹⁰	0
Longridge	835	282	553	353		353
Whalley	375	248	127	0		127
<i>Other settlements</i>	<i>1120</i>	<i>908</i>	<i>212</i>	<i>412</i>		<i>412</i>
Standen				0	1040	1040
Total	4000	2233	1767			1932

⁵ For three main settlements total no. of dwellings is 2880. Number of houses is calculated from settlement population as a % of total main settlement population (see table at 15.2 of Submitted Core Strategy for data) - Clitheroe 58%, Longridge 29%, Whalley 13%

⁶ Does not include sites which are awaiting completion of section 106 agreements at 31.03.2013 (these account for an additional 293 dwellings)

⁷ This allowance reflects anticipated development in Preston Borough at Longridge - 200 taken from Longridge and reapportioned to the 'Other Settlements'

⁸ Proposed Strategic Site - 1040 dwellings proposed at Standen. 1040 taken from Clitheroe requirement.

⁹ As at 31st March 2013 - applications have been approved since

¹⁰ This figures indicates overprovision in Clitheroe in comparison with the Core Strategy requirement