

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 29 MAY 2014
title: HOUSING LAND AVAILABILITY
submitted by: JOHN HEAP - DIRECTOR OF COMMUNITY SERVICES
principal author: JOANNE MACHOLC - SENIOR PLANNING OFFICER

1 PURPOSE

1.1 To provide members with information on the results of the most recent Housing Land Availability Survey, which has a base date of 31 March 2014.

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 undertakes a Housing Land Survey on a quarterly basis and subsequently produces a housing land availability report which monitors housing development across the Borough and sets out the latest supply position in relation to the relevant strategic requirement. On occasion it also updates the information in the interim to inform major appeals.

2.2 Housing land 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 as required by the NPPF. Whilst NPPF anticipates an annual update on the supply of deliverable land, the Council monitors Housing Land on a quarterly basis.

2.3 The Survey provides information on the number of dwellings completed, 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. Subsequent to the Survey a full report is made available for reference at Planning Reception and the Members' Room on Level D and on the Website.

2.4 Outputs from the survey show that 735 dwellings have been constructed since April 2008 (ie a 6 year period). In the monitoring year 2013-2014 monitoring year (1 April – 31 March), 183 have been built.

2.5 The supply position at 31 March 2014 can be summarised as:

	<u>No. dwellings</u>
• Units with full planning permission – not started	340
• Units with outline planning permission – not started	1164
• Sites commenced, units remaining but not started	314
• Units under construction	332
• Conversions - not started	89
• Conversions –under construction	49
• Affordable Housing Sites (not started)	587
TOTAL	2875

(note: planning permissions granted since 31 March are not included)

- 2.6 In addition, at 31 March 1206 dwellings were the subject of planning applications awaiting the completion of Section 106 Agreements. They are not included in the table above as the sites do not yet have planning permissions. However given that development of these sites has been agreed in principle and that the Council has put in place measures to monitor progress on the completion of Agreements, these are generally included in the supply. Any issues arising from delays in completing the Agreements are monitored and reflected in the calculations of supply.
- 2.7 In relation to the strategic requirement, although at 31 March 2014, the Council's position was that it used an annual requirement of 250 dwellings per year for monitoring purposes, the Planning and Development Committee resolved at its Special Meeting on the 8 May 2014 to confirm that the Core Strategy Housing requirement be set at 280. This is in response to matters arising from the Hearing Sessions of the Examination in Public of the Ribble Valley Core Strategy. A Main Modification is proposed to reflect this which will be subject of consultation (along with other Modifications) during May/June 2014. In addition it had previously resolved in October 2013 to use the Sedgfield method for calculating the housing land supply (Minute 369).
- 2.8 Sites with planning permission are normally considered deliverable in terms of the NPPF. However, some initial work was undertaken on deliverability in 2013 and related issues have been discussed at various appeals. As a result some sites were considered undeliverable in the five year period. The attached calculations include allowances for such sites. They are kept under review. The calculations continue to apply a 10% allowance for slippage to recognise that the deliverability work is not complete and remains to be undertaken comprehensively.
- 2.9 In addition some very large sites are deliverable but due to their scale will not be fully developed in the five year period. In such cases only those elements considered deliverable in the five year period are included in the calculations. The remainder will be delivered in subsequent years. There are two such sites in the latest survey: Land at Higher Standen Farm and part Littlemoor Farm; and Land to the south and west of Whalley Road, Barrow as detailed in Appendix 1.

- 2.9 Using the requirement of 280 and the Sedgefield method, Appendix 1 shows the calculation of the five year requirement and the current supply position, taking account of sites known to be undeliverable in the 5 years and allowances for large sites. In summary, based on a strategic requirement of 280 dwellings per year and Sedgefield method, the five year requirement is for 2625 dwellings or 525 per year. The identified supply including allowances is 2711 dwellings. On this basis there is a 5.16 year supply.
- 2.10 The Council will continue to monitor housing development and supply

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BACKGROUND PAPERS

None.

For further information please ask for Joanne Macholc, extension 3200.

APPENDIX 1

Housing Land Position at 31 March 2014 Annualised requirement (based on 280 per year)¹

A	Planned provision 2008 - 2028	5600
B	Annual equivalent	280
C	Five year requirement (Bx5)	1400
D	Plus 20% buffer – NPPF para. 47 (B+C)	1680
E	Completions 1/4/2008 – 31/3/2014 (6 years)	735
F	Shortfall [(6x B)-E]	945
G	Total five year requirement (D+F)	2625
H	Annual requirement (G÷5)	525

Identified supply at 31 March 2014

Sites subject to Section 106 Agreements	1206
Sites with planning permission	1907
Affordable Units not started	587
	<i>Sub total:</i> 3700
Less sites not deliverable ² (107 market and 36 affordable)	143
Less dwellings on large sites deliverable beyond 5 year period	944
	<i>Sub total:</i> 2613
Less 10% slippage ³	261
	<i>Sub total:</i> 2532
Plus sites under construction (381 less 22)	359
	TOTAL 2711

Supply = 2711 ÷ 525
= 5.16 years

Sites excluded from supply

¹ Special Planning and Development Committee 8 May 2014

² sites as listed below

³ Until full assessment of deliverability complete

Sites with planning permission are usually considered deliverable. The following sites have the benefit of planning permission but are not considered deliverable in the 5 year period and so are excluded from the supply:

Sites with planning permission	Total no.	Market units	Affordable Units
Land off Dale View	23	23	0
Victoria Mill, Sabden	70	43	27
Victoria St Garage, Clitheroe	9	9	0
Barkers Garden Centre	32	23	9
Pack Horse Garage	9	9	0
total	143	107	36

Small sites/conversions under construction

A total of 22 units to be deducted.

Large sites

The Council considers that the following sites are deliverable but due to the scale, will not be fully developed in the five year period. The following allowances are made in the calculations:

Site	Reference	Status at 31/3/2014	Total dwelling capacity	Allowance in 5 year period	Remainder deliverable beyond 5 years
land at Higher Standen Farm & part Littlemoor Farm	3/2012/0942	Unsigned Section 106 ⁴	1040	300	740
Land to the south and west of Barrow and west of Whalley Road, Barrow	3/2012/0630	Outline planning permission granted on appeal 20/2/2014	504	300	204
TOTAL			1544	600	944

⁴ Outline planning permission was subsequently approved on 17 April 2014.