

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 4 JUNE 2015
title: HOUSING LAND AVAILABILITY
submitted by: CHIEF EXECUTIVE
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1 PURPOSE

1.1 To provide Members with key information on the results of the most recent Housing Land Availability Survey April 2015, which has a base date of 31 March 2015.

1.2 Relevance to the Council's ambitions and priorities:

- Community Objectives - The information in this report relates to the delivery of housing which is a key theme of the recently adopted Core Strategy.
- Corporate Priorities - This information is relevant to the adopted Core Strategy which is a spatial expression of corporate priorities.
- Other Considerations - Councils have a duty to update housing supply annually.

2 INFORMATION

2.1 The Council has a duty to ensure a 5 year supply of deliverable housing land (NPPF paragraph 47). The issue of five year supply continues to be a key matter in the determination of planning applications and appeals.

2.2 Housing land surveys are conducted on a six monthly basis. The latest survey was undertaken at 31 March 2015. The resulting full *Housing Land Availability Schedule April 2015 (HLAS)* can be viewed on the Council's website¹ and a copy has been placed in the Members' Room for reference. On occasion updates are produced in the interim to inform major appeals. It is noted that NPPF envisages annual updates.

2.3 The report provides information on the number of dwellings completed, information on sites with planning permission and their development status. It 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 from which the latest supply position in relation to the current strategic requirement is calculated.

2.4 The relevant strategic housing requirement is set out in H1 of the adopted Core Strategy. This requires 5600 dwellings for the plan period 2008 to 2028, equivalent to an annual average completion rate of at least 280 per year. The figure of 280 is used for monitoring purposes.

¹ Available at:

https://www.ribblevalley.gov.uk/downloads/download/7171/housing_land_availability_surveys_and_reports

2.5 Outputs from the survey show that 1080 dwellings have been constructed since April 2008 (ie a 7.0 year period). In the monitoring year 2014-2015, 345 dwellings were built. This represents a significant increase on previous years and exceeds the annualised requirement of 280 dwellings per year set out in the Core Strategy.

2.6 The supply position at 31 March 2015 can be summarised as:

	<u>No. dwellings</u>
• Units with full planning permission – not started	285
• Units with outline planning permission – not started	2069
• Sites commenced, units remaining but not started	371
• Units under construction	255
• Conversions - not started	77
• Conversions –under construction	53
• Affordable Housing Sites (not started)	983
TOTAL	4093

(note: planning permissions granted since 31 March 2015 are not included)

2.7 In addition, at 31 March, 132 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 permission. However given that development of these sites has been agreed in principle they are generally included in the supply. The Council has put in place measures to monitor progress on the completion of Agreements and their inclusion in the supply is regularly reviewed.

2.8 Sites with planning permission are normally considered deliverable in terms of the NPPF and therefore are included in the five year supply. Adjustments are made to the calculation of the five year supply relating to: sites which are not considered deliverable in the five year period; the contribution specific large sites may make in the five year period; and the sites which have commenced but where there is no current activity. Details of these are set out in the HLAS. Such sites are kept under review in successive surveys. A 10% allowance for slippage is also included.

2.9 Following the Inspector's Report, the calculation of five year supply now includes a windfall allowance based on definitions and advice in NPPF, as endorsed by Planning and Development Committee at its meeting on 12 February 2015 (Minute 600).

2.10 The HLAS sets out the calculation of the five year supply position using an annualised requirement of 280 dwellings. The summary at Appendix 1 shows a five year requirement for 2560 dwellings (equivalent to 512 per year). The identified five year supply is 2826 dwellings. On this basis the Council can demonstrate a 5.59 year supply.

3 CONCLUSION

3.1 The Council will continue to monitor the housing land situation.

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MARSHAL SCOTT
CHIEF EXECUTIVE

BACKGROUND PAPERS

Housing Land Availability Schedule April 2015 (available on the Council's website)
NPPF

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

APPENDIX 1

Summary of Housing Land Position at 31 March 2015

For full details, see Housing Land Availability Schedule April 2015

Annualised requirement

H1 of the Core Strategy Policy H1 sets an overall requirement of 5600 dwellings for the plan period 2008–2028 which equates to 280 dwellings per year. The 5 year requirement is:

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 – 31/3/2015 (7.0 years)	1080
F	Shortfall [(7.0 x B)-E]	880
G	Total five year requirement (D+F)	2560
H	Annual requirement (G÷5)	512

Identified supply at 31 March 2015

Sites subject to Section 106 Agreements	132
Sites with planning permission not started:	
Sites with full permission	285
Sites with outline permission	2069
Conversions not started	77
Affordable units	983
<i>Sub total:</i>	<i>3546</i>
Less sites not started, not deliverable	-18
Less dwellings on large sites deliverable beyond 5 year period	-1144
<i>Sub total:</i>	<i>2384</i>
Less 10% for slippage	-238
Less further 31 dwellings in relation to Lawsonsteads (remainder of site with outline pp)	-31
<i>Sub total:</i>	<i>2115</i>
Plus sites under construction	255
Plus conversions under construction	53
Plus dwellings not started on sites under construction	371
Less sites not currently active	-22
Less dwellings not deliverable (Dale View site)	-23
<i>Sub total:</i>	<i>2749</i>
Plus windfall allowance (23 per year)	115
TOTAL	2864
Supply	= 2864 ÷ 512
	= 5.59 years