

## RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No. 10

meeting date: THURSDAY, 15<sup>th</sup> DECEMBER 2016  
title: HOUSING LAND AVAILABILITY  
submitted by: CHIEF EXECUTIVE  
principal author: JOANNE MACHOLC, SENIOR PLANNING OFFICER

### 1 PURPOSE

1.1 To provide Members with key information on the results of the most recent Housing Land Availability Survey October 2016, which has a base date of 30 September 2016.

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 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 30 September 2016. The resulting full *Housing Land Availability Schedule October 2016 (HLAS)* can be viewed on the Council's website<sup>1</sup> and a copy has been placed in the Members' Room for reference. Interim updates may be produced to inform major appeals. It is noted that NPPF envisages annual updates.

2.3 The HLAS provides information on: dwelling completions; and 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 target of at least 280 per year. The figure of 280 is used for monitoring purposes.

2.5 Outputs from the survey show that 1549 dwellings have been constructed since April 2008 (i.e. an 8½ year period). In the monitoring year 2016-2017 to date (i.e. a half year) 169 dwellings were built. If this rate continues for the remainder of the monitoring year, the Core Strategy annualised requirement of 280 dwellings per year will be exceeded.

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[https://www.ribblevalley.gov.uk/downloads/download/7171/housing\\_land\\_availability\\_surveys\\_and\\_reports](https://www.ribblevalley.gov.uk/downloads/download/7171/housing_land_availability_surveys_and_reports)

2.6 The supply position at 30 September 2016 can be summarised as:

	<u>No. dwellings</u>
• Units with full planning permission – not started	223
• Units with outline planning permission – not started	1896
• Sites commenced, units remaining but not started	721
• Units under construction	434
• Conversions - not started	68
• Conversions – under construction	67
• Affordable Housing Sites (not started)	815
<b>TOTAL</b>	<b>4224</b>

(note: planning permissions granted since 30<sup>th</sup> September 2016 are not included)

2.7 In addition, at 30 September 2016, 8 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 in relation to sites which have not started.

2.9 The calculation of five year supply also includes a windfall allowance based on definitions and advice in NPPF, as endorsed by Planning and Development Committee on 12 February 2015 (Minute 600).

2.10 The HLAS sets out the five year supply position using an annualised requirement of 280 dwellings. The summary at Appendix 1 shows a five year requirement for 2511 dwellings (equivalent to 502 per year). The identified five year supply is 2674 dwellings. On this basis the Council can demonstrate a 5.32 year supply. Full details are included in the HLAS. It should be noted that this represents a position a specific point in time; the situation changes constantly as permissions are implemented, new permissions are granted and schemes amended.

3 CONCLUSION

- 3.1 The Council will continue to monitor the housing land situation. The next survey is scheduled to take place at the end of March 2017.

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CHIEF EXECUTIVE

BACKGROUND PAPERS

Housing Land Availability Schedule September 2016 (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 30 September 2016

For full details, see Housing Land Availability Schedule October 2016

#### 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 since 1/4/2008 to 30/9/16 (8.5 years)	1549
F	Shortfall to date ([8.5x280]-E)	831
G	Total five year requirement (D+F)	2511
H	Annual requirement (G+5)	502

#### Identified supply at 30 September 2016

Types of sites with permission	No. dwellings	
Sites subject to Section 106 Agreements	8	A
Sites with planning permission not started:		
Sites with full permission (market units only)	223	
Sites with outline permission (market units only)	1896	
Conversions not started (market units only)	68	
Affordable Units	815	
	<i>Sub total:</i>	
	3002	
Less dwellings on sites not deliverable (see note 1)	0	
Less dwellings on large sites deliverable beyond 5 year period	1199	
	<i>Sub total:</i>	
	1803	
	Less 10% slippage	
	180	
	<i>Sub total:</i>	
	1623	B
Plus sites under construction:		
Dwellings not started	721	
Dwellings under construction	434	
Conversions	67	
	<i>Sub total</i>	
	1222	
Less sites not currently active	31	
Less dwellings on large sites deliverable beyond 5 year period	263	
	<i>Sub total</i>	
	928	C
Plus windfall allowance	115	D
<b>TOTAL SUPPLY (A+B+C+D)</b>	<b>2674</b>	

#### Five year supply position

=	Identified supply ÷ annualised requirement
=	2674 ÷ 502
=	5.32 years