

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No. 9

meeting date: THURSDAY, 30th NOVEMBER 2017
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 October 2017, which has a base date of 30 September 2017.
- 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 2017. The resulting full *Housing Land Availability Schedule October 2017 (HLAS)* can be viewed on the Council's website¹ 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 local 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 housing land 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 HLAS survey show that 2011 dwellings have been constructed since April 2008 (i.e. an 9½ year period). In the monitoring year 2017-2018 to date (i.e. a half year) 241 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.

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

2.6 The supply position at 30 September 2017 can be summarised as:

	<u>No. dwellings</u>
• Units with full planning permission – not started	441
• Units with outline planning permission – not started	1294
• Sites commenced, units remaining but not started	1025
• Units under construction	354
• Conversions - not started	72
• Conversions – under construction	91
• Affordable Housing Sites (not started)	679
TOTAL	3956

(note: planning permissions granted since 30th September 2017 are not included)

2.7 In addition, at 30 September 2017, 23 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 S106 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 as these sites are built out in several phases; 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 2152 dwellings (equivalent to 430 per year). The identified five year supply is 2535 dwellings. On this basis the Council can demonstrate a 5.9 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 2018.

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MARSHAL SCOTT
CHIEF EXECUTIVE

BACKGROUND PAPERS

Housing Land Availability Schedule September 2017 (available on the Council's website)
NPPF

For further information please ask for Philip Dagnall, extension 4570.

APPENDIX 1

Summary of Housing Land Position at 30 September 2017

For full details, see Housing Land Availability Schedule October 2017

Annualised requirement

The Core Strategy was adopted on 16th December 2014. Policy H1 sets an overall requirement of 5600 dwellings for the plan period 2008 – 2028 which equates to 280 dwellings per year. 2011 dwellings have been completed in the plan period to date; a nine and half year period. This gives rise to a shortfall of 649 $([9\frac{1}{2} \times 280] - 2011)$. A 5% buffer is applied in accordance with NPPF (para. 47). The five year requirement is as follows:

A	Planned provision 2008 - 2028	5600
B	Annual equivalent	280
C	Five year requirement (Bx5)	1400
D	Shortfall to date	649
E	Plus buffer (5%)	103
F	Total 5 year requirement (C+D+E)	2152
G	Annualised requirement (F÷5)	430

Identified supply at 30 September 2017

<u>SITES NOT STARTED</u>		No. units	
Sites subject to Section 106 Agreements		23	
Sites with planning permission:			
full permission (market units only)		441	
outline permission (market units only)		1294	
Conversions not started (market units only)		72	
Affordable Units		679	
<i>Sub total:</i>		2509	
Less dwellings on sites not deliverable		-0	
Less dwellings on large sites deliverable beyond 5 year period		-1162	
<i>Sub total:</i>		1347	
Less 10% slippage		-135	
<i>total:</i>		1212	A
<u>SITES UNDER CONSTRUCTION</u>		No. units	
Dwellings not started		1025	
Dwellings under construction		354	
Conversions		91	
<i>Sub total</i>		1470	
Less sites not currently active		-28	
Less dwellings on large sites deliverable beyond 5 year period		-284	
<i>Sub total</i>		1158	B
<u>ADDITIONAL CONTRIBUTIONS</u>		No. units	
Sites allocated in Reg 19 HED DPD to meet residual requirements		50	C
Plus windfall allowance		115	D
TOTAL SUPPLY (A+B+C+D)		2535	

<u>FIVE YEAR POSITION</u>	No. years
Total supply ÷ annualised requirement	
2535÷430=	5.9 years

(note: figures rounded in calculation above)