

Housing Land Position at 30th September 2013 - Update to inform Core Strategy Examination

This note has been produced to inform the Examination of the Core Strategy in relation to housing land supply matters. It provides an update to the Council's published Housing Land Position at 30th September 2013 (as included in the Housing Land Availability Schedule October 2013 - *Post 7.2*) to include:

1. 140 dwellings at Henthorn Road, Clitheroe where the Council has resolved to grant planning permission following the satisfactory completion of a Section 106 Agreement (ref: 3/2103/0711, resolution dated 7th November 2013);
2. The contribution of the Standen Strategic Site to 5 year supply, using information provided by the agent for the Strategic site at the examination on Wednesday 22nd January 2014 which estimates the site would deliver 90 market dwellings and between 9 and 15 affordable units per year for three years of the five year period.

Annualised requirement (as at 30th September 2013)

Based on requirement of 250¹ dwellings per year using Sedgefield method²

A	Planned provision 2008 - 2028	5000
B	Annual equivalent	250
C	Five year requirement (Bx5)	1250
D	Plus 20% buffer – NPPF para. 47 (B+C)	1500
E	Completions 1/4/2008 – 30/9/2013 (5½ years)	650
F	Shortfall [(5½ x B)-E]	725
G	Total five year requirement (D+F)	2225
H	Annual requirement (G÷5)	445

Identified supply

The table below sets 4 supply scenarios as follows:

- Column 1: The supply position at 30th September 2013 as set out in Post 7.2
- Column 2: The supply position at 30th September 2013 as set out in Post 7.2 **plus** 140 dwellings at Henthorn Road and 270 market units at the Standen Strategic Site (i.e. 90x3)(*note: Standen information was given initially but the agent subsequently clarified that it only related to market units and should include affordable units - see columns 2&3*)
- Column 3: The supply position at 30th September 2013 as set out in Post 7.2 **plus** 140 dwellings at Henthorn Road and 270 market units and 27 affordable units at the Standen Strategic Site (i.e. 90x3 plus 9x3)
- Column 4: The supply position at 30th September 2013 as set out in Post 7.2 **plus** 140 dwellings at Henthorn Road and 270 market units and 45 affordable units at the Standen Strategic Site (i.e. 90x3 plus 15x3)

¹ Based on Proposed Change 08 to Submitted Core Strategy August 2013

² As agreed at Planning and Development Committee 10th October 2013

	SUPPLY POSITION			
	1	2	3	4
Sites subject to Section 106 Agreements	365	505	505	505
Sites with planning permission (not started)	1355	1355	1355	1355
Affordable Units not started	335	335	335	335
Contribution of Standen Strategic site within 5 year period	0	270	297	315
<i>Sub total:</i>	<i>2055</i>	<i>2465</i>	<i>2492</i>	<i>2510</i>
Less sites not deliverable (107 market and 36 affordable) ³	143	143	143	143
<i>Sub total:</i>	<i>1912</i>	<i>2322</i>	<i>2349</i>	<i>2367</i>
Less 10% slippage ⁴	191	232	235	237
<i>Sub total:</i>	<i>1721</i>	<i>2090</i>	<i>2114</i>	<i>2130</i>
Plus sites under construction (less 28)	209	209	209	209
TOTAL	1930	2299	2323	2339
Five year supply position (TOTAL ÷ 445)	4.34 years	5.17 years	5.22 years	5.26 years

NOTE: If the 10% slippage is not deducted, the supply positions increase to 4.77, 5.69, 5.75 and 5.79 years respectively.

The Council is due to prepare and publish in the near future its latest Housing Land Availability Schedule based at 31st December 2013 which will provide a comprehensive update.

³ See attached list of Sites Excluded from Supply

⁴ Until full assessment of deliverability complete

Sites Excluded from Supply:

Sites subject to Section 106	No. of dwellings
total	0

Note: Three sites previously excluded at Land off Dale View 3/2012/0065, Dale View 3/2012/0738 and Greenfield Ave 3/2012/0014 have been reviewed and the completion of the Section 106 is anticipated very soon. They are therefore included in the calculations.

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 28 units to be deducted.