

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 10 NOVEMBER 2011
title: HOUSING LAND AVAILABILITY
submitted by: CHIEF EXECUTIVE
principal author: COLIN HIRST – HEAD OF REGENERATION AND HOUSING

1 PURPOSE

1.1 To provide Members with information on the most recent results of the Housing Land Availability Survey.

1.2 Relevance to the Council's ambitions and priorities

- Council Ambitions – Understanding the housing position is key to the delivery of the Council's ambition to match the supply of homes in our area to identify needs.
- 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 monitors housing land availability twice a year and produces a housing land availability report. This document provides the information with which to monitor housing development across the Borough. 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.

2.2 The report provides 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. Copies of the full report are available for reference at Planning Reception and the members room on Level D.

2.3 Members will be aware that the relevant strategic basis against which housing land supply is monitored is the Regional Spatial Plan (RSS). The Council continues to monitor against the provision of 2900 homes between 2003 and 2021 to provide for a strategic provision of some 161 units per year. Work is continuing on a review of the strategic requirement as a consequence of the stated intention by Government to abolish the RSS and the need to provide a strategic position for housing delivery going forward.

2.4 The supply position for dwelling units as at October 2011 is summarised as follows:

• Units with full planning permission	163
• Units with outline planning permission	211
• Sites commenced, units remaining but not started	48
• Units under construction	114
• Conversions - not started	56
• Conversions –under construction	42
Total	634

60 Affordable housing units have permission (not started) and are included in the housing land supply once they commence.

The table at appendix 1 sets out a 5-year statement, as at October 2011 taking account of the necessary adjustments and smoothing to reflect activity over the monitoring period. Given that we currently plan for 161 units per year this shows that the Council cannot demonstrate an ongoing 5 - year supply of housing land as required by Planning Policy Statement 3 (PPS3) Housing.

2.5 PPS 3 is clear in terms of the guidance to apply when determining applications in the absence of a 5-year supply. Paragraph 71 indicates that;

“ Where Local Planning Authorities cannot demonstrate an up-to-date five year supply of deliverable sites, for example where Local Development Documents have not been reviewed to take into account policies in this PPS (*pps3*) or there is less than five years supply of deliverable sites, they should consider favourably planning applications for housing, having regard to the policies in this PPS including the consideration in paragraph 69.”

2.6 The fact that an authority is unable to demonstrate a five-year supply and consequently must have regard to the implications of paragraph 71, also has to be balanced with the need to apply paragraph 69. This retains the need in effect to ensure that in approving a residential development a number of key principles have to be considered. The saved local plan policies will be key-factors when determining applications albeit having regard to what material considerations need to be taken into account due to changing circumstances since those policies were formulated.

2.7 The requirement to consider applications favourably in the absence of a 5 year supply does not mean that there are to be no other policy or development control considerations, that could lead to a refusal. It should be noted that in most cases there would need to be clear and sound reasons for refusal where it does not harm policy considerations particularly as set out in paragraph 69. In addition PPS3 is also clear in that it states that authorities should not be refusing applications solely on the grounds of prematurity. The need for infrastructure to be in place to support the development would however be seen as a fundamental consideration and development ahead of any actual or programmed infrastructure may be seen as premature in that context.

2.8 Paragraph 69 establishes that

In general, in deciding planning applications, Local Planning Authorities should have regard to:

- Achieving high quality housing.
- Ensuring developments achieve a good mix of housing reflecting accommodation requirements of specific groups, in particular, families and older people.

- The suitability of a site for housing, including its environmental sustainability.
 - Using land effectively and efficiently.
 - Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives eg. addressing housing market renewal issues.
- 2.9 The ongoing work being undertaken on the Core strategy will have regard to the issue of underlying housing numbers and further work on the strategic housing position will be reported in due course. Any changes to housing provision will need to be supported through evidence and analysis to ensure that the planned requirements are capable of justification and can be defended. This will include the need for consultation as part of the Core Strategy process. At this stage it is important to re-affirm for planning purposes the Council currently will continue to manage supply against the RSS provision.
- 2.10 Members will recall the approach introduced at the previous Planning and Development Committee to address the situation where applicants were not completing negotiations on Section 106 Agreements as a matter of urgency. This has given rise to a number of applications where formal approval awaits the completion of the Section 106, often on applications that would make a significant contribution to the supply of housing in the borough. These cannot be taken account of within the land supply calculations.
- 2.11 By way of illustration, there are currently a number of applications that are awaiting completion of the Section 106 for a variety of reasons and consequently do not feature in the supply calculation. In total, these represent some 263 dwellings that are not accounted for. Although 91 dwellings relate to recently considered applications, the remainder relate to older schemes. This highlights the concerns raised by the Head of Planning Services and the need to adopt a firm stance with applicants if we are to avoid a risk of over supply within the five-year accounting period.

CHIEF EXECUTIVE

BACKGROUND PAPERS

- 1 Housing Land Availability Survey files
- 2 Planning Policy Statement 3 Housing – CLG - November 2006
- 3 North West of England Plan Regional Spatial Strategy to 2021 – GONW- Sept 2008

For details of the Housing Land Availability Schedule contact Sharon O'Neill extension 4506.

For further information on housing and strategic policy issues please ask for Colin Hirst, extension 4503.

Five year supply (2011-2016) based on previously adopted RSS figures and including permissions and completions up until 1st October 2011.

Planned Provision

a) Housing provision 2003/2021	2900	161/yr
b) Net dwellings completed 2003-2011 (8yrs)	1098	129 (1098/8.5)
c) Net dwellings required 2011-2021 (9.5 years) (adjusted to a revised annual rate)	1802/9.5	190/yr
d) Adjusted Net 5 yr requirement 2011-2016 (5yrs)	950	190*5 (annual equivalent smoothed over plan period)

- a) Strategic housing provision based on previously adopted RSS figures.
- b) Actual completions in monitoring period divided by number of years.
- c) Residual requirements based on completions and plan period remaining. This figure gives the annualised requirement to attain planned figure.
- d) Five year requirements based on the revised/adjusted annualised rate.

Identified Supply

Supply of deliverable sites over 5 years (Housing Land Availability Survey April 2011)	
Sites under construction	156
Deliverable permissions	(538)
(discounted by 10% slippage allowance but including affordable units)	484
Total Supply	640
Equates to <u>3.3 yrs supply</u> at 5 year adjusted rate at 01.10.11	

Actual supply: 3.3 yrs supply (640/190)