

# RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 24 MAY 2012  
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 currently 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. Although a revised requirement has been established to inform the Core Strategy, the Council has not adopted this for decision-making purposes as yet. The formulation of a revised requirement has been subject to public consultation and remains an issue to be resolved through the Examination in Public to be held as part of the Core Strategy process when those issues/objections that remain, can be considered.

2.4 The supply position for dwelling units as at April 2012 is summarised as follows:

• Units with full planning permission	219
• Units with outline planning permission	399
• Sites commenced, units remaining but not started	75
• Units under construction	79
• Conversions - not started	71
• Conversions –under construction	45
<b>Total</b>	<b>888</b>

208 Affordable housing units have permission (not started) and are included in the housing land supply report schedules once they commence but for calculating the 5 - year figure are taken into account.

The table at appendix 1 sets out a 5-year statement, as at April 2012 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 can demonstrate an ongoing 5 - year supply of housing land.

- 2.5 Members are reminded that planning approvals for sites awaiting the completion of a Section 106 Agreement cannot be taken into account. As Members are aware, measures have been put in place to promote the completion of agreements by applicants to avoid any potential over-supply and to ensure the housing supply reflects commitments.

## CHIEF EXECUTIVE

### BACKGROUND PAPERS

- 1 Housing Land Availability Survey files
- 2 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 (2012-2017) based on previously adopted RSS figures and including permissions and completions up until 1 April 2012**

**Planned Provision**

a) Housing provision 2003/2021	2900	161/yr
b) Net dwellings completed 2003-2012 (9yrs)	1178	131 (1178/9)
c) Net dwellings required 2012-2021 (9 years) (adjusted to a revised annual rate)	1722/9	191/yr
d) Adjusted Net 5 yr requirement 2012-2017 (5yrs)	955	191*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)	
<b>Sites under construction</b>	<b>124</b>
<b>Deliverable permissions</b>	<b>(972)</b>
(discounted by 10% slippage allowance but including affordable units)	875
<b>Total Supply</b>	<b>999</b>
Equates to <b><u>5.2 yrs supply</u></b> at 5 year adjusted rate at 01/04/12	

Actual supply: 5.2 yrs supply (999/191)