

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 16 AUGUST 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

- 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 regularly monitors housing land availability 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. Whilst NPPF anticipates an annual update on the supply of deliverable land, the Council has previously monitored Housing Land bi-annually but is now intending to monitor on a quarterly basis.

2.2 The HLA report itself 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 July 2012 is summarised as follows:

• Units with full planning permission	318
• Units with outline planning permission	491
• Sites commenced, units remaining but not started	50
• Units under construction	92
• Conversions - not started	75
• Conversions –under construction	48
Total	1074

249 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.

In addition a total of 164 units were the subject of planning applications awaiting the completion of Section 106 agreements. Given that these sites have been agreed in principle and that the Council has put in place measures to monitor progress on the completion of agreements these are included in the supply. Any issues arising from delays in completing the agreements can be monitored and reflected in the Councils Housing Land Monitoring which is now being done on a quarterly basis, this will provide a more accurate position in terms of sites that can contribute to the 5 year supply.

The table at appendix 1 sets out a 5-year statement, as at July 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.

For reference the table at Appendix 2 shows the comparable 5 year assessment against the proposed strategic requirement of the draft Core Strategy, which also shows against that requirement the Council can demonstrate a 5 year supply position.

COLIN HIRST
HEAD OF REGENERATION AND HOUSING

MARSHAL SCOTT
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.

Ref: CH/EL/160812/P&D

Five year supply (2012-2017) based on previously adopted RSS figures and including permissions, completions and commitments up until 1 July 2012

Planned Provision

a) Housing provision 2003/2021	2900	161/yr
b) Net dwellings completed 2003-2012 (9.2yrs)	1200	130 (1200/9.2)
c) Net dwellings required 2012-2021 (8.8 years) (adjusted to a revised annual rate)	1700/8.8	193/yr
d) Adjusted Net 5 yr requirement 2012-2017 (5yrs)	965	193 x 5 (annual equivalent smoothed over plan period)
e) Add Buffer of 20%	1158	20% NPPF guideline (193 + 20% = 232)

- 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.
- e) Buffer to allow for previous years under delivery 20% para. 47 – NPPF.

Identified Supply

Supply of deliverable sites over 5 years (Housing Land Availability Survey July 2012)	
Sites subject to Section 106 agreements	164
Affordable units	249
Sites with Planning permission	982
Deliverable sites	(1395)
(discounted by 10% slippage allowance)	1255
Sites under construction	140
Total Supply	1395
Equates to <u>6.0 yrs supply</u> at 5 year adjusted rate at 01/07/12	

supply: 6.0 yrs supply (1395 ÷ 232)

Five year supply (2008-2028) based on proposed Core Strategy requirement including permissions, completions and commitments up until 1 July 2012

Planned Provision

a) Housing provision 2008/2028	4000	200/yr
b) Net dwellings completed 2008/2012 (4.2yrs)	402	96 (402/4.2)
c) Net dwellings required 2012-2021 (15.8 years) (adjusted to a revised annual rate)	3598/15.8	227/yr
d) Adjusted Net 5 yr requirement 2012-2017 (5yrs)	1135	227 x 5 (annual equivalent smoothed over plan period)
e) Add Buffer of 20%	1362	20% NPPF guideline (227 + 20% = 272)

- a) Strategic housing provision based on previously proposed Core Strategy requirement.
- 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.
- e) Buffer to allow for previous years under delivery 20% para. 47– NPPF.

Identified Supply

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Deliverable sites	(1395)
(discounted by 10% slippage allowance)	1255
Sites under construction	140
Total Supply	1395
Equates to <u>5.0 yrs supply</u> at 5 year adjusted rate at 01/07/12	

supply: 5.0 yrs supply (1395 ÷ 272)