

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 7 NOVEMBER 2013
title: HOUSING LAND AVAILABILITY
submitted by: JOHN HEAP – DIRECTOR OF COMMUNITY SERVICES
principal author: JOANNE MACHOLC – SENIOR PLANNING OFFICER

1 PURPOSE

1.1 To provide Members with information on the results of the most recent Housing Land Availability Survey, which has a base date of 30 September 2013.

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 undertakes a Housing Land Survey on a quarterly basis and subsequently produces a housing land availability report which monitors housing development across the Borough and sets out the latest supply position in relation to the relevant strategic requirement. On occasion it also updates the information in the interim to inform major appeals.

2.2 Housing land 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 as required by the NPPF. Whilst NPPF anticipates an annual update on the supply of deliverable land, the Council monitors Housing Land on a quarterly basis.

2.3 The Survey provides information on the number of dwellings completed, 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. Subsequent to the Survey a full report is made available for reference at Planning Reception and the Members' Room on Level D and on the Website.

2.4 Initial outputs from the survey show that 650 dwellings have been constructed since April 2008 (i.e. a 5½ year period). In the first six months of the current monitoring year (1st April – 30th September 2013), 98 have been built.

2.5 The supply position at 30 September 2013 can be summarised as:

	No. <u>dwelling:</u>
• Units with full planning permission – not started	334
• Units with outline planning permission – not started	533
• Sites commenced, units remaining but not started	405
• Units under construction	194
• Conversions - not started	83
• Conversions –under construction	43
• Affordable Housing Sites (not started)	<u>335</u>
Total	1927

(note: permissions granted since 30th September 2013 are not included)

- 2.6 In addition a total of 365 units 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 permissions. However given that development of these sites has been agreed in principle and that the Council has put in place measures to monitor progress on the completion of agreements, these are generally included in the supply. Any issues arising from delays in completing the agreements are monitored and reflected in the calculations of supply.
- 2.7 In relation to the strategic requirement, Planning and Development Committee resolved on the 10th October 2013 to use the figure of 250 for the purposes of determining planning applications pending the outcome of the Core Strategy Examination and any relevant appeal decisions. In addition it resolved to use the Sedgfield method for calculating the housing land supply (Minute 369). Based on these, Appendix One shows the calculation of the five year requirement and the current supply position, taking account of sites known to be undeliverable in the 5 years. In summary, based on a strategic requirement of 250 dwellings per year and Sedgfield method, the five year requirement is for 2225 dwellings or 445 per year. On this basis there is a 4.34 year supply.
- 2.8 Some initial work has been undertaken on deliverability earlier in the year and related issues have been discussed at appeal. As a result the calculations include allowances for sites considered undeliverable in the 5 year period. The calculations continue to apply a 10% allowance for slippage to recognise that the deliverability work is not complete and remains to be undertaken comprehensively.
- 2.9 The Council will continue to monitor housing development and supply.

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BACKGROUND PAPERS
None.

For further information please ask for Joanne Macholc, extension 3200.

REF: JM/CMS/P&D/7 NOV 13

Housing Land Position at 30th September 2013

Annualised requirement

Based on requirement of 250¹ dwellings per year using Sedgfield 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 at 30.9.2013³

Sites subject to Section 106 Agreements	365
Sites with planning permission (not started)	1355
Affordable Units not started	335
	<i>Sub total:</i> 2055
Less sites not deliverable (107 market and 36 affordable)	143
	<i>Sub total:</i> 1912
Less 10% slippage ⁴	191
	1721
Plus sites under construction (less 28)	209
	TOTAL 1930

Supply = 1930 ÷ 445
= 4.34 years

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

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

³ Excluding sites as listed on attached schedule

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.