



RIBBLE VALLEY BOROUGH COUNCIL

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Dear Councillor

The next meeting of the **PLANNING AND DEVELOPMENT COMMITTEE** is at **6.30pm** on **THURSDAY, 17 JANUARY 2013** at the **TOWN HALL, CHURCH STREET, CLITHEROE.**

I do hope you can be there.

Yours sincerely

Marshal Scott

CHIEF EXECUTIVE

To: Committee Members (copy for information to all other members of the Council)
Directors
Press
Parish Councils (copy for information)

AGENDA

Part I – items of business to be discussed in public

1. Apologies for absence.
- ✓ 2. To approve the minutes of the last meeting held on 6 December 2012 – copy enclosed.
3. Declarations of Interest (if any).
4. Public Participation (if any).

DECISION ITEMS

- ✓ 5. Planning Applications – report of Director of Community Services – copy enclosed.

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No. 11

meeting date: 17 JANUARY 2013
title: HOUSING LAND AVAILABILITY
submitted by: CHIEF EXECUTIVE – MARSHAL SCOTT
principal author: JOANNE MACHOLC - PROJECT OFFICER – POLICY

1 PURPOSE

- 1.1 To advise the Committee of the need to amend elements of the method by which the 5 year housing land supply is calculated in view of guidance in the National Planning Policy Framework (NPPF) and the recent appeal decision in relation to Site 2 at Barrow Business Village.
- 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 Considerations – None.

2 INFORMATION

- 2.1 Successive national planning policy guidance, most recently encompassed in the NPPF, has required local authorities to maintain a five year supply of housing land, calculated from the overall housing requirement set out in the development plan. Members will be aware of successive reports to this committee which set out the latest position (the most recent being 6 December 2012). Specifically, NPPF requires authorities to, "identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement" (paragraph 47).
- 2.2 The Council's agreed approach to calculating the housing land supply against the 5-year requirement has not involved assessment of the deliverability of individual sites. However it has included a 10% allowance for slippage i.e. in recognition that not all sites may come forward or deliver the number of dwellings stated. Although long established, this approach is now at variance with the NPPF which requires the 5-year supply to be made up from "specific deliverable sites".
- 2.3 As members will recall the Council has only recently moved to a position where housing land supply under the agreed methodology has attained a five-year supply. A recent appeal in relation to Site 2 at Barrow Business Park was the first that tested the Council's methodology. The following points were highlighted in the appeal decision where the Inspector considered:
- 1) whether all sites could be considered "deliverable". The Inspector concluded that two sites had deliverability issues and should not be included in the 5 year supply; and
 - 2) even if the 10% allowance for slippage could take the place of specific analysis of the deliverability of sites, in relation to these two sites, the number of dwellings equates

to more than 10%. Therefore a 10% allowance for slippage cannot be used to compensate for the shortfall in the 5 year housing land supply.

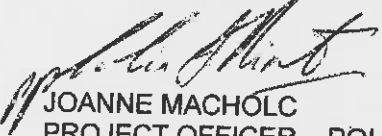
Accordingly, the Inspector concluded that the Council cannot demonstrate that it had a 5-year supply of land.

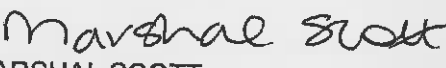
- 2.4 Subsequent housing land reports will need to include an individual assessment of deliverability of the specific sites which have planning permission rather than including the 10% allowance for slippage. In relation to deliverable sites, NPPF states,

"To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans." (NPPF para 47, footnote 11)

Assessing deliverability will involve dialogue with owners and developers as well as an appraisal of viability and is unlikely to be completed fully to inform the next report. Until such assessments are complete it is considered prudent to retain the 10% allowance for slippage on sites which are not yet assessed and to make the specific site adjustments identified by the Inspector. Once assessments of deliverability are complete, it should no longer be necessary to apply a 10% allowance for slippage.

- 2.5 The Barrow Brook appeal utilised information from the April 2012 Housing Land availability situation (based on an annualised requirement of 161 dwellings per year). If the two sites were discounted from the calculation and a 10% allowance for slippage were applied to the latest survey (at 1st October 2012) as reported on 6th December 2012 which uses an annualised requirement of 200 dwellings per year, the position would be that there is planning permission for 1294 dwellings in comparison with a requirement of 1380 dwellings equating to a 4.69 year supply (see Appendix 1). The requirement of 1380 dwellings includes the 20% buffer to allow for undersupply in previous years as required by the NPPF (para. 47). Members will be aware however that since 1st October, further planning permissions for housing have been granted (including the appeal site). These will be captured within the next report.
- 2.6 Surveys will continue to be undertaken on a quarterly basis to monitor the situation. Further appeal decisions may also inform the process.
- 2.7 Although not related to housing land availability, in determining the appeal, the Inspector also concludes that the loss of the appeal site from the employment land supply would not lead to significant harm in this instant as it could be compensated for by identifying alternative sites.


JOANNE MACHOLC
PROJECT OFFICER – POLICY


MARSHAL SCOTT
CHIEF EXECUTIVE

BACKGROUND PAPERS

1. National Planning Policy Framework, 2012, Communities and Local Government.
2. Appeal Decision, ref APP/T2350/A/12/2176977 Site 2 Barrow Brook Business Village, Clitheroe.

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

APPENDIX 1

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

a) Housing provision 2008/2028	4000	200/yr
b) Net dwellings completed 2008/2012 (4.5 yrs)	439	98 (439/4.5)
c) Net dwellings required 2012-2021 (15.5 years) (adjusted to a revised annual rate)	3561/15.5	230/yr
d) Adjusted Net 5 yr requirement 2012-2017 (5yrs)	1150	230 x 5 (annual equivalent smoothed over plan period)
e) Add Buffer of 20%	1380	20% NPPF guideline (230 + 20% = 276) x 5

- 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 requirement 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 October 2012)

Sites subject to Section 106 agreements		232 dwellings
Affordable units		240
Sites with Planning permission		<u>893</u>
	Sub total	1365
Less 2 sites ¹ not deliverable in 5 years	minus	<u>133</u>
	Sub total	1232
Less 10% buffer	minus	123
	Sub total	1109
Plus sites under construction		<u>185</u>
	TOTAL	1294

$1294 \div 276 = 4.69$ year supply at 01/10/12

¹ Site at Dale View Billington (23 units) and part of site at Henthorn Road which will be built beyond the 5 year period (110 units)