

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 18 SEPTEMBER 2014
title: HOUSING LAND AVAILABILITY
submitted by: JOHN HEAP - DIRECTOR OF COMMUNITY SERVICES
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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 June 2014.

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 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. The Report of Survey has been made available for reference in the Members' Room on Level D and on the Website.

2.4 Outputs from the survey show that 840 dwellings have been constructed since April 2008 (i.e. a 6.25 year period). In the monitoring year 2014-2015 to date (1 April – 30 June), 105 have been built.

2.5 The supply position at 30 June 2014 can be summarised as:

	<u>No. dwellings</u>
• Units with full planning permission – not started	360
• Units with outline planning permission – not started	1889
• Sites commenced, units remaining but not started	291
• Units under construction	290
• Conversions - not started	91
• Conversions –under construction	51
• Affordable Housing Sites (not started)	939
TOTAL	3911

(note: planning permissions granted since 30 June are not included)

- 2.6 In addition, at 30 June, 97 dwellings 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 permission. 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, the Planning and Development Committee resolved at its Special Meeting on the 8 May 2014 to confirm that the Core Strategy Housing requirement be set at 280. This is in response to matters arising from the Hearing Sessions of the Examination in Public of the Ribble Valley Core Strategy. A Main Modification to the Core Strategy is proposed to reflect this which is the subject of consultation (along with other Modifications) up to 5 September 2014. In addition it had previously resolved in October 2013 to use the Sedgefield method for calculating the housing land supply (Minute 369).
- 2.8 Sites with planning permission are normally considered deliverable in terms of the NPPF. However, some initial work was undertaken on deliverability in 2013 and related issues have been discussed at various appeals. As a result some sites were considered undeliverable in the five year period. The attached calculations include allowances for such sites. They are kept under review. The calculations continue to apply a 10% allowance for slippage until a full assessment of deliverability is complete.
- 2.9 In addition some very large sites are deliverable but due to their scale will not be fully developed in the five year period. In such cases only those elements considered deliverable in the five year period are included in the calculations. The remainder will be delivered in subsequent years. There are two such sites in the latest survey: Land at Higher Standen Farm and part Littlemoor Farm; and Land to the south and west of Whalley Road, Barrow as detailed in Appendix 1.
- 2.10 Using the requirement of 280 and the Sedgefield method, Appendix 1 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; allowances for large sites; and 10%

slippage. In summary, based on a strategic requirement of 280 dwellings per year and Sedgefield method, the five year requirement is for 2590 dwellings (equivalent to 518 per year). The identified supply including allowances is 2642 dwellings. On this basis there is a 5.10 year supply.

3 CONCLUSION

3.1 The Council will continue to monitor housing development and supply.

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BACKGROUND PAPERS

July 2014 Housing Land Availability Schedule available at
https://www.ribblevalley.gov.uk/downloads/file/9600/housing_land_availability_survey_july_2014

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

APPENDIX 1

Housing Land Position at 30 June 2014

Annualised requirement (based on 280 per year)¹

A	Planned provision 2008 - 2028	5600
B	Annual equivalent	280
C	Five year requirement (Bx5)	1400
D	Plus 20% buffer – NPPF para. 47 (B+C)	1680
E	Completions 1/4/2008 – 30/6/2014 (6.25 years)	840
F	Shortfall [(6.25x B)-E]	910
G	Total five year requirement (D+F)	2590
H	Annual requirement (G÷5)	518

Identified supply at 31 March 2014

Sites subject to Section 106 Agreements	97
Sites with planning permission	2631
Affordable Units not started	939
<i>Sub total:</i>	<i>3667</i>
Less sites not deliverable ² (107 market and 36 affordable)	143
Less dwellings on large sites deliverable beyond 5 year period	944
<i>Sub total:</i>	<i>2580</i>
Less 10% slippage ³	258
<i>Sub total:</i>	<i>2322</i>
Plus sites under construction	341
Less sites under construction not considered deliverable	21
TOTAL	2642

Supply = 2642 ÷ 518
 = 5.10 years

¹ Special Planning and Development Committee 8 May 2014

² sites as listed below

³ Until full assessment of deliverability complete

Sites excluded from supply

Sites with planning permission are usually considered deliverable. The following sites have the benefit of planning permission but are not considered deliverable in the 5 year period and so are excluded from the supply:

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 22 dwellings are excluded. For full details, refer to the Housing Land Availability Schedule July 2014.

Large sites

The Council considers that the following sites are deliverable but due to the scale, will not be fully developed in the five year period. The following allowances are made in the calculations:

Site	Reference	Status at 31/6/2014	Total dwelling capacity	Allowance in 5 year period	Remainder deliverable beyond 5 years
land at Higher Standen Farm & part Littlemoor Farm	3/2012/0942	Outline planning permission granted 17 April 2014 ⁴	1040	300	740
Land to the south and west of Barrow and west of Whalley Road, Barrow	3/2012/0630	Outline planning permission granted on appeal 20/2/2014	504	300	204
TOTAL			1544	600	944

⁴ There is currently an application for judicial review