

Assessment of 5 Year Housing Land Supply

January 2010



HOUSING SUPPLY IN CHARNWOOD

1. INTRODUCTION

- 1.1 Planning Policy Statement 3, Housing (PPS3) states that from the 1st April 2007 local planning authorities will need to assess and demonstrate the extent to which existing plans fulfil the requirement to identify and maintain a rolling five-year supply of deliverable land for housing (paras 7, 8 and 68 to 74).
- 1.2 This paper sets out an assessment of whether there is a five year supply of deliverable housing land in Charnwood. This assessment will inform decisions on planning applications for housing developments.
- 1.3 This year's assessment updates that published in January 2009, which was based on the housing land availability position as at 1st April 2008. Further advice from the Department of Communities and Local Government (CLG) in its report 'Housing and Planning Delivery Grant Allocation Mechanism and Summary of Consultation Responses' (July 2008) states that from April 2008, Local Authorities should have a forward looking approach to the Five Year Supply. Therefore for this report, the reporting period is 1st April 2010 to 31st March 2015.
- 1.4 This update reflects the housing supply position at 31st December 2009 recording actual completions and new sites permitted 1st April 2009 to 31st December 2009.

2. THE EXISTING DEVELOPMENT PLAN POSITION IN RELATION TO HOUSING PROVISION

- 2.1 The adopted development plan for Charnwood Borough is:
 - The Regional Spatial Strategy for the East Midlands called the 'East Midlands Regional Plan' (March 2009), which provides the strategic policy framework;
 - The saved policies of the Charnwood Borough Local Plan (January 2004);
 - Leicestershire Minerals Core Strategy and Development Control Policies Development Plan Document (October 2009)
 - Leicester and Leicestershire Waste Core Strategy and Development Control Policies Development Plan Document
- 2.2 The Regional Plan was adopted in March 2009. Policy 13a of the Regional Plan set out an overall requirement of 15,800 homes in Charnwood over the period 2006-2026 with an annual requirement of 790. Policy Three Cities SRS 3 requires 330 of these dwellings to be within or adjoining the Leicester Principle Urban Area.
- 2.3 This requirement will be addressed through the Borough Council's Local Development Framework Core Strategy and Allocations Development Plan Documents.
- 2.4 This report provides a Five Year Supply update against the housing requirement as set out in the adopted Regional Plan.

3. DELIVERABLE HOUSING LAND

3.1 PPS3 states that for sites to be considered deliverable they need to be available, suitable and achievable within a five year period (para 54). To establish whether there is a five year supply of deliverable housing land in the Borough, existing site permissions and remaining Local Plan allocations have been assessed and a judgement has been made about whether they are available, suitable and achievable. This assessment has been based on the following assumptions.

3.2 A site is **Available** if it;

- is under construction,

or

- is a Local Plan Allocation,

or

- has planning permission in full, outline or reserved matters with the intention to implement,

or

- is owned by a developer with an intention to develop, there is known developer interest or is advertised for sale.

3.3 A site is **Suitable** if:

- it has no irresolvable physical/environmental constraints preventing development such as:
 - A significant flood risk
 - Active mineral extraction sites
 - Oil and high pressure gas pipelines and 400kv (National grid) overhead electricity lines
 - SSSIs and scheduled ancient monuments

and

- it is a suitable location for housing development and would contribute to the creation of sustainable mixed communities in terms of:
 - the Borough Council's guidance on development in rural communities <http://www.charnwood.gov.uk/pages/newdwellingsincharnwoodsrruralcommunities>,
 - its accessibility to services and facilities, and
 - whether it is within or adjoining the settlement boundary or can be combined with another site that is itself within or adjoining the settlement boundary

and

- a suitable access can be achieved. Access to the site may be suitable if it is provided from an adjacent site if it is within the control of the applicant or landowner.

3.4 For sites to be considered **Achievable** there should be a reasonable prospect that housing will be delivered on the site in 5 years. Sites are considered achievable if:

- there are no irresolvable market factors affecting development such as:
 - land values
 - market demand

and

- there are no irresolvable cost factors affecting development including:
 - site preparation costs
 - any necessary work to comply with planning conditions or planning obligations
 - funding issues to address identified constraints or assist development.

and

- there are no irresolvable delivery factors affecting development including
 - the developers own phasing,
 - whether there is a single developer or several developers offering different housing products, or
 - the size and capacity of the developer.

3.5 Table I sets out the assessment of sites with planning permission and remaining Local Plan allocations on the basis of these criteria. The assessment is based on the housing land supply information available as at 1st April 2009. The assessment considers the 5 year period 2010-2015.

3.6 The assessment utilised information available from the Borough Council's planning and building control records combined with site visits to check progress on site and consultation with applicants, agents and landowners.

4. THE FIVE YEAR SUPPLY OF DELIVERABLE HOUSING LAND

4.1 No allowance has been made for windfalls in the calculation of the five year supply. However, it is expected that small and large windfalls will continue to make a contribution to housing land supply. Subsequent permissions on windfall sites will be reflected in the supply calculations when the assessment is updated annually. The deliverable stock of small site permissions has been included in the calculation in order to obtain a more accurate assessment of supply.

4.2 The assessment demonstrates that there is a 5 year supply shortfall against the requirement in the Adopted East Midlands Regional Plan. The position is summarised below:

5 Year supply calculation against the Adopted East Midlands Regional Plan

		Dwellings	Average Per Year 2010-2015
a	Housing Requirement 2006-2026 (East Midlands Regional Plan requirements)	15800	790 per annum
b	Completions 2006-2009	2604	
c	Expected completions 2009-10	608	
d	Completions 06-09 + Expected completions 09-10	3212	
e	Residual requirement 2010-2026 (a-d)	12588	Divide by the 16 years remaining = 787 per annum
f	Requirement for 5 years 2010-2015 = 5 x 787	3934	
g	Expected Supply of deliverable sites	2728	
h	Surplus over requirement (g-f)	-1206 (-31%)	
i	Number of Years Supply (g/787)	3.5	

4.3 The shortfall in the number of year's supply is because, after consulting with developers and landowners, an accurate indication of when sites are likely to be completed has been achieved. Additionally in 2008/2009 very few large site applications (88 dwellings in total) came forward as compared with previous years and with 713 housing completions the actual stock of permitted dwellings reduced. An increased number of large site planning permissions granted since 1st April 2009 have improved the situation but there is still a shortfall in the number of years supply.

4.4 The table above demonstrate that the Council does not have a Five Year Supply of deliverable sites measured against the East Midlands Regional Plan requirement. This will need to be addressed through the Strategic Housing Land Availability Assessment and the Allocation Development Plan Document.

4.5 This assessment will inform decisions on planning applications for housing to be determined in accordance with PPS3 paragraphs 68-74. Accordingly planning applications for housing will be considered having regard to policies in the adopted Development Plan, PPS3, in particular paragraph 69, and other material considerations.