



SUFFOLK COASTAL DISTRICT COUNCIL

Suffolk Coastal ... where quality of life counts

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HOUSING LAND SUPPLY ASSESSMENT - 2009

December 2009



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1 Introduction

- 1.01 Planning Policy Statement 3 (PPS3) requires that Planning Authorities should set out a framework for delivering the level of housing provision that will enable a continuous delivery of housing for at least 15 years from the date of adoption of the Core Strategy document. It requires that Local Planning Authorities identify sufficient, specific and deliverable sites to provide a continuous potential supply of housing provision in the first five years and, where possible, for years 6 – 10. Where specific sites cannot be identified for years 11 – 15, broad locations for growth can be included.
- 1.02 The Housing Land Supply Assessment will be updated annually. This report sets out the availability of housing land supply as at 31st March 2009. The first five year period for analysis is a forward look from 1st April 2010 to 31st March 2015. The 15 year period runs up to 31st March 2026 which is 15 years from the anticipated year of the Core Strategy adoption in 2011.
- 1.03 The Council has been undertaking a Strategic Housing Land Availability Assessment (SHLAA) and this is due for publication in early 2010. The draft results from the SHLAA have been used to inform the PPS3 assessments contained in this document.

2 Approach

- 2.01 At present, there is no definitive guide for presenting a trajectory and estimate of a 15 year housing supply. However, the Council has used advice from the East of England Regional Assembly (EERA) and the following sources of national best practice guidance documents have been followed in producing this document:
- CLG – Planning Policy Statement 3: Housing - <http://www.communities.gov.uk/publications/planningandbuilding/pps3housing>
 - CLG – Land Supply Assessment Checks – <http://www.communities.gov.uk/publications/planningandbuilding/landsupplychecks>
 - CLG – National Indicators for Local Authorities & Local Authority Partnerships: Handbook of Definitions [NI 159 – 5 year supply] – <http://www.communities.gov.uk/documents/localgovernment/pdf/735143.pdf>
 - CLG - Growth Fund Programme of Development Guidance 2008 Annex B – Guidance on Producing Housing Trajectories <http://www.communities.gov.uk/publications/housing/growthfundbiddingguide>
 - PINS – Demonstrating a 5 year supply of deliverable sites - http://www.planninginspectorate.gov.uk/pins/advice_for_insp/advice_produced_by_dclg.htm
- 2.02 As stated by Planning Inspectorate (PINS) Guidance, there are three main stages to demonstrating a 5 year supply of deliverable sites:
- i) Identify the level of housing provision to be delivered over the first five years;
 - ii) Identify sites that have potential to deliver housing during the first five years – e.g. housing allocations; outstanding planning permissions, and unallocated brownfield sites that have the potential to contribute within the 5 year period;
 - iii) Assess the deliverability of the identified sites. Paragraph 54 of PPS3 states that deliverable sites should be:
 - Available – the site is available now
 - Suitable – the site offers a suitable location for development now and would contribute towards the creation of suitable mixed communities
 - Achievable – there is a reasonable prospect that housing will be delivered on the site within 5 years

4 Progress to meeting the regional housing requirements up to 2026

- 4.01 Figure 2 below identifies the Council's current position for meeting the regional housing requirements up to 2026.
- 4.02 The Council will need to assess housing allocations required in the last few years of the Plan in order to fulfil the requirement of 12,750 homes from 2001 – 2026. It is expected that the Council's SHLAA will contain a large potential housing land supply which could be considered at this time and throughout the Plan period. The Core Strategy policies are geared towards this stating that in Felixstowe and Market Towns, a review of housing allocations will be undertaken in the final five years of the Plan. It is also reasonable to think that windfall sites over the plan period will come forward in excess of the conservative estimate assumed for the Core Strategy (540) which will reduce the requirement.

Figure 2 – progress in meeting regional housing requirements

Table figures have been rounded

	2001 - 2026	District
i)	Total Built (2001 – 2009)	5,090
ii)	Total committed supply (extant planning permissions + allocations) (including 10% discount)	1,640
iii)	Total committed future supply as identified in Core Strategy	5,660
iv)	Total built and committed in LDF	12,390
v)	RSS Requirement to be built (2001 – 2026)	12,750
vi)	LDF Plan Period surplus / shortfall	- 360

5 Stage 1 – Identify the level of housing provision to be delivered

- 5.01 The RSS identifies housing requirements for each district for the period to 2021. However it also states that where Local Planning Authorities need to demonstrate a 15 year PPS3 housing supply which extends beyond this period, then the RSS annual requirement figure should be projected forward up to the 15 year period. The respective District target projected up to 2026 can be seen in Figure 3:

Figure 3 – Level of housing provision (dwellings) to be delivered 2001 - 2026

Table figures have been rounded

Stage	Description	District
i)	Total RSS requirement 2001 – 2021	10,200
ii)	RSS Annual requirement 2001 – 2021	510
iii)	Net dwelling completions from 2001 - 2009	5,090
iv)	Revised RSS Annual requirement taking into account completions to date	450
v)	Additional requirement for continuous 15 year supply period up to 2026 <i>[ii) * 5 years]</i>	2,550
vi)	Total requirement for RSS and continuous 15 year period 2001 – 2026 <i>[i) + v)]</i>	12,750

6 Stage 2 – Identify potential sites for consideration of development

6.01 The Council's schedule of potential sites for development can be found in Appendix 1. The schedule has been broken down into the following headings:

Figure 4 – Totals of identified potential sites for housing development identified by source of supply

Source of Supply	Dwellings
Formally Identified (politically agreed and site specific)	
Extant Planning Permissions on Allocated Sites	304
Extant Planning Permissions on Unallocated Large Sites	919
Extant Planning Permissions Small Sites	371
Residual allocated sites (Currently allocated and sites in submitted LDF/DPD)	378
Informally Identified (may not be politically agreed or site specific)	
Sites where principle of development accepted (planning permissions subject to S106, allocated sites in preferred options, development brief accepted)	238
Contingent sites (strategic sites described in RSS, other sites not included above but identified in SHLAA/Urban capacity study e.g. broad locations for growth)	0
Windfall (unpredictable and unidentified supply)	0
TOTAL	2,210

6.02 The potential housing supply identified in **Appendix 1** is estimated to include around 1,094 brownfield dwellings. All sites of 5 or more houses have been individually identified. Below this figure, the dwelling numbers have been displayed on a parish basis.

6.03 The Council has been undertaking a Strategic Housing Land Availability Assessment (SHLAA) and this is due for publication in early 2010. The draft results from the SHLAA have been used to inform the PPS3 housing land supply assessments contained in this document. It is expected that the full list of identified sites in the SHLAA will be able to fully inform the Housing Land Supply Assessment – 2010.

7 Stage 3 – Assess the deliverability of identified sites

- 7.01 In order to calculate the amount of land supply available for both a 5 and 15 year period it is necessary to assess whether the identified sites from Stage 2 fall into developable sites or deliverable sites. A developable site is one in a suitable location for housing in principle and which shows a reasonable prospect of being available for development between years 6 and 15 of the Plan. A deliverable site is one which offers a suitable location for housing in principle, is available now and shows a reasonable prospect of being able to achieve development within the first five year period. The first five year period for the purposes of assessment in this document is between 1st April 2010 and 31st March 2015.
- 7.02 The sites identified in Appendix 1 are made up of sites with extant planning permissions ie. some dwellings are not started or under construction, existing housing allocations remaining from the Local Plan and sites where planning permission will be granted subject to signing of a Section 106 Legal Agreement. The base date for this information is as at 31st March 2009.
- 7.03 Given the above, it is reasonable to assume that as the sites have demonstrated a significant commitment through the planning system they are both available and suitable for housing development. Almost all of the identified sites in Appendix 1 are considered to be able to achieve all of the committed dwellings within the first five year period although a 10% discount has been applied to account for unforeseeable delays or expiries. Over the summer, the Council has written to all developers and agents for sites of 5 or more dwellings where there was no record of development commencement. The Council has also held joint Housing Market Area and SHLAA events with Ipswich Borough Council, meeting with developers, agents and estate agents to discuss market conditions and development issues.
- 7.04 The feedback has been used to assess the deliverability of the sites in Appendix 1 which in most cases has meant an expected delay in development completions, but not to the extent that they fall outside of the first five year period. The overriding cause of blame for this has been attributed to the UK recession and the subsequent collapse in demand for private housing. The Council has been active in reacting to the difficult economic climate in order to try to stimulate housing development as best as practicable. This has included using a recent national planning tool in renewing planning permission expiry dates, and reviewing existing Section 106 Legal Agreements with developers where relevant.
- 7.05 **Figure 5** below summarises the Council's estimated land supply as at 31st March 2009.

Figure 5 – Estimated land supply

	Estimated Land Supply (years)
Deliverable in first five years	6.9
Total estimated supply	25.8

DISTRICT ESTIMATED LAND SUPPLY CALCULATION

Figure 6 – estimated district land supply

Table figures have been rounded

Stage	Description	Notes	(dwellings)
i)	East of England Plan Requirements extended to meet PPS3 objectives (2001 – 2026)		12,750
ii)	Net Dwelling Completions (2001 – 2009)		5,090
iii)	Net Requirement (2009 - 2026) $[i) - ii)]$		7,660
iv)	Annual dwelling rate set out in East of England Plan		510
v)	Therefore 5 year requirement $[iv) * 5 \text{ years}]$		2,550
vi)	Adjusted 5 year requirement, based on past completions $[(7,660 / 17 \text{ years remaining}) * 5]$		2,250
vii)	Adjusted dwelling rate, based on past completions $[vi) / 5 \text{ years}]$		450
viii)	Gross Commitments in 5 year period* (Planning permissions and outstanding allocations - including 10% discount for sites which may not deliver)	Deliverable sites	1,720
ix)	Estimate of SHLAA sites where it is indicated that delivery could occur in 5 year period*	Developable & potentially deliverable sites	1,400
x)	Estimated total supply of SHLAA sites	Developable sites	8,500
xi)	Total Commitments $[viii) + ix) + x)]$		11,620
xii)	ESTIMATED TOTAL HOUSING LAND SUPPLY, (Years) $[xi) / vii)]$		25.8
xiii)	Total Commitments where delivery could occur in 5 year period* $[viii) + ix)]$		3,120
xiv)	ESTIMATED HOUSING LAND SUPPLY deliverable in first 5 years (Years) $[xiii) / vii)]$		6.9



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Na życzenie przetłumaczymy niniejszą ulotkę na inny język **Polish**

Contacte-nos, caso deseje este folheto traduzido para outra língua. **Portuguese**