



Suffolk Coastal ... where quality of life counts

SUFFOLK COASTAL DISTRICT COUNCIL
HOUSING LAND SUPPLY ASSESSMENT - 2010

December 2010



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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 2010. The current five year period for analysis is a forward look from 1st April 2011 to 31st March 2016. The 15 year period runs up to 31st March 2027 which is 15 years from the anticipated year of the Core Strategy adoption in 2012.
- 1.03 The Council has undertaken a recent Strategic Housing Land Availability Assessment (SHLAA) which was published in November 2010. The results from the SHLAA have been used to inform the PPS3 assessment 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 regional guidance as well as the following sources of national best practice guidance documents:
- 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

3 Calculating the Housing Requirement

- 3.01 It is acknowledged that the Government has sought to abolish the Regional Spatial Strategies (RSS) from the 'development plan' and subsequently the housing requirement targets contained within them. However, the national requirement to demonstrate a 15 year housing land supply set out in PPS3 remains. The Council is in the process of conducting a review into a revised future district housing requirement through the Core Strategy but until such time this reaches a conclusion and/or the RSS are formally abolished by Law, the Council has assumed that the 5 year supply fallback required levels are those as set out for this district in the East of England Plan.
- 3.02 The East of England Plan, Policy H1, identified a district housing requirement of 10,200 additional new dwellings between the 2001 and 2021. The same policy also stated that where authorities needed to plan beyond 2021, in order to satisfy a 15 year time period, then the same per annum rate (510) should be projected forward as the yearly requirement beyond 2021. The latest estimate for Adoption of the Core Strategy is timetabled for 2012. Therefore based upon the above approach extending RSS figures, the district housing requirement between 2001 and 2027 could be 13,260 dwellings. The Council will need to update the 5 year supply document as soon as possible once the period of review on future district housing requirements has been concluded.

4 Progress to meeting the housing requirements up to 2027

- 4.01 Figure 1 below identifies the Council's current position for meeting the regional housing requirements up to 2027.
- 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 13,260 homes from 2001 – 2027. The Council's SHLAA document contains a large potential housing land supply which could be considered at this time and throughout the Plan period. It is reasonable to consider that windfall sites, over the plan period, will likely come forward in excess of the conservative estimate assumed for the Core Strategy (540), which may further reduce the yearly requirement. However, the estimate of 540 windfall sites in the Core Strategy has been used here.

Figure 1 – progress in meeting housing requirements

Table figures have been rounded

| | 2001 – 2027 (1 st April 2001 – 31 st March 2027) | District |
|------|---|-----------------|
| i) | Total Built (2001 – 2010) | 5,350 |
| ii) | Total committed supply from 2001 up to 2027 (extant planning permissions [1,650] + outstanding allocations [75] - 10% discount for sites which may not deliver) | 1,550 |
| iii) | Total committed future supply as identified in Core Strategy (urban potential* [230] + small windfall [540] + new allocations [4,440]) (2009 – 2026) | 5,210 |
| iv) | Total built and committed in LDF up to 2026 [i) + ii) + iii)] | 12,110 |
| v) | Requirement to be built (2001 – 2027) | 13,260 |
| vi) | LDF Plan Period surplus / shortfall up to 2027 [v) - iv)] | - 1,150 |

* Core Strategy 'Urban Potential' figure has been updated to a figure of 230 which accounts for sites previously considered but have now gained planning permission.

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

5.01 The RSS identified housing requirements for each district for the period up to 2021. It also stated that where Local Planning Authorities need to accord with national planning policy PPS3 (which still remains) and demonstrate a 15 year housing supply which extends beyond this period, then the identified annual requirement figure should be projected forward up to the end of the 15 year period. The district targets projected up to 2027 can be seen in Figure 2:

Figure 2 – Level of housing provision (dwellings) to be delivered 2001 - 2027

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 (2001 – 2010) | 5,350 |
| iv) | Revised RSS Annual requirement taking into account completions to date (2010 – 2027) | 470 |
| v) | Additional requirement for continuous 15 year supply period up to 2027 <i>[ii) * 6 years]</i> | 3,060 |
| vi) | Total housing number requirement from 2001 - 2027 <i>[i) + v)]</i> | 13,260 |

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 3 – Summary totals of identified potential sites for housing development identified by source of supply

| Source of Supply | Total Dwellings (figures rounded) |
|--|--|
| Formally Identified (politically agreed and site specific) | |
| Extant Planning Permissions on Allocated Sites | 660 |
| Extant Planning Permissions on Unallocated Large Sites | 640 |
| Extant Planning Permissions Small Sites | 350 |
| Residual allocated sites (Currently allocated and sites in submitted LDF/DPD) | 80 |
| Sub-total | 1,730 |
| 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) | 360 |
| 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) | 5,170 |
| Windfall (unpredictable and unidentified supply) | 540 |
| Sub-total | 6,070 |
| Gross TOTAL | 7,800 |

6.02 The potential housing supply identified in **Appendix 1** is estimated to include around 980 brownfield dwellings. All sites of 5 or more dwellings applied for have been individually identified. Below this threshold figure, the dwelling numbers have been listed as a combined parish total.

6.03 The Council has been undertaken a Strategic Housing Land Availability Assessment (SHLAA) and was published in November 2010. The results from the SHLAA have been used to inform the PPS3 housing land supply assessments contained in this document.

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 2011 and 31st March 2016.
- 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, or formal issuing of the application decision notice. The base date for this information is as at 31st March 2010.
- 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. The Council has been in liaison with developers and agents to ensure the best estimate of housing sites delivery timescales is understood. Allowance has also been made for the current poor economic market conditions which are still very evident in housing delivery.
- 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 4** below summarises the Council's estimated land supply as at 31st March 2010. The detail of this table is provided in Figure 5.

Figure 4 – Estimated land supply

| | Estimated Land Supply (years) |
|------------------------|--|
| First five years | 3.3 |
| Total estimated supply | 15.5 |

DISTRICT ESTIMATED LAND SUPPLY CALCULATION

Figure 5 – 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 – 2027) | | 13,260 |
| ii) | Net Dwelling Completions (2001 – 2010) | | 5,350 |
| iii) | Net Requirement (2010 – 2027) $[i) - ii)]$ | | 7,910 |
| 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 $[(7,910 / 17 \text{ years remaining}) * 5]$ | | 2,330 |
| vii) | Adjusted dwelling rate, based on past completions $[vi) / 5 \text{ years}]$ | | 470 |
| viii) | Gross Commitments in 5 year period (Outstanding planning permissions, sites where the principle of development has been agreed and outstanding allocations - including 10% discount for sites which may not deliver) | Deliverable sites | 1,570 |
| ix) | Estimate of SHLAA sites where it is indicated that delivery could occur in 5 year period (not including sites identified in Appendix 1) | Developable & potentially deliverable sites | 0 |
| x) | Estimated total supply of SHLAA sites (not including sites identified in Appendix 1) | Developable sites | 5,170 |
| xi) | Windfall sites assumed to occur in the last 5 years of the Plan period | | 540 |
| xii) | Total Commitments $[viii) + x) + xi)]$ | | 7,280 |
| xiii) | ESTIMATED TOTAL HOUSING LAND SUPPLY, (Years) $[xi) / vii)]$ | | 15.5 |
| xiv) | Total Commitments where delivery could occur in 5 year period* $[viii) + ix)]$ | | 1,570 |
| xv) | ESTIMATED HOUSING LAND SUPPLY deliverable in first 5 years (Years) $[xiv) / vii)]$ | | 3.3 |

