

Agenda item:

Decision maker: Cabinet Member for Planning, Regeneration and Economic Development, 19 November 2012

Subject: Strategic Housing Land Availability Assessment 2012 update

Report by: Assistant Head of Planning Services

Wards affected: All

Key decision (over £250k): No

1. Purpose of report

1.1 Section 159 of the National Planning Policy Framework (NPPF), published in March 2012, requires local planning authorities to have a robust evidence base which details the supply of housing land for residential development. This must be done through a Strategic Housing Land Availability Assessment (SHLAA).

1.2 The purpose of this report is to seek approval to publish the SHLAA 2012 update.

2. Recommendations

The Cabinet Member is recommended to:

1. **Approve the Strategic Housing Land Availability Assessment 2012 update (attached as Appendix A of this report) for publication.**
2. **Authorise the Assistant Head of Planning Services to add text to the appendix of the study regarding the contaminative status of sites 132-179.**
3. **Authorise the Assistant Head of Planning Services to make editorial amendments to the study and its appendix (attached as Appendix A) prior to publication, in consultation with the Cabinet Member for Planning, Regeneration and Economic Development. These amendments shall be restricted to correcting errors and formatting text and shall not alter the meaning of the statement.**

3. Background

- 3.1 The NPPF requires local planning authorities to have a robust evidence base which details the supply of land for residential development. This must be done through a SHLAA.
- 3.2 Portsmouth City Council published a SHLAA in September 2009. This was produced following a methodology supplied by the Government's Department for Communities and Local Government (CLG), with a small number of modifications to ensure it was locally specific. The study was then updated in 2010 and 2011, as per Government guidance, to show a rolling supply of housing land.
- 3.3 The NPPF requires that the SHLAA be updated every year, so that it can show the rolling supply of housing land in each year, giving the opportunity to respond appropriately to changes as they occur.
- 3.4 The SHLAA will also form a key part of the evidence base for the Site Allocations DPD, which itself will form part of the Local Plan. However policy decisions will be made through the DPD, not in the SHLAA. When investigating a site's potential for housing, it is the Site Allocations DPD which developers will refer to rather than the SHLAA which informs the DPD for evidence based policy development.
- 3.5 **Nothing in the SHLAA should be understood to pre-determine the outcome of planning applications for specific sites or proposals.**
- 3.6 A number of changes have been made to the study as part of the 2012 update:
- completions that took place in the year 2011/12 have been included
 - the sites in the planning system have been updated to include those which were granted permission in 2011/12 and remove completions which took place in the last financial year and applications which expired.
 - following a reassessment of each potential housing site, many have had their yields and/or phasing revised
 - new sites have been added to the study following background work on the Site Allocations DPD
 - the study has been updated to comply with the NPPF and remove references to revoked national planning policy
- 3.10 If the Cabinet Member approves the 2012 SHLAA update, it will be published on the city council's website only.

Results of the study

- 3.11 The results in section 4 of the study show that Portsmouth is able to fulfil its housing requirements for the first 10 years of delivery. In total the city will likely provide 729 dwellings more than required. Taking into account the 11-15 year supply, there will be a surplus of 343 net additional dwellings.
- 3.12 The study also demonstrates that Portsmouth has a five year housing land supply from 01 April 2013 with a surplus of 26 dwellings.
- 3.13 However, the NPPF also requires the city council to identify an additional buffer of 5% of the target to ensure choice and competition in the market for land. It goes on to state that where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply. In the 16 years from 1997/98, there has been an average delivery of 589 homes per year and only six years where delivery was below the city's 560 annual target. Portsmouth has been consistently delivering the required level of housing to meet the needs of the city's growing population and as a result the 5% buffer has been applied.
- 3.14 In addition to this, the funding of the motorway interchange at Tipner has the effect of increasing the overall housing target for the city, although it is excellent news as it will unlock the full potential of the site. Tipner is a site which requires extensive remediation, land raising and other work before construction can even begin. Hence, although parts of the site benefit from planning permission for residential development and are being implemented, completion of new homes will mostly take place in the 6-10 year period. This situation has a negative effect on the city's five year supply and the 5% buffer.
- 3.15 Overall, applying the 5% buffer increases the five year target to 2,940 dwellings and results in the city having a deficit of 114 dwellings.

4. Reasons for recommendations

- 4.1 The city council is required under the NPPF to assess whether Portsmouth has a five year housing land supply through a SHLAA.
- 4.2 The study assesses the urban capacity of the city and helps to demonstrate the level of development that could theoretically be achieved over the lifetime of the Portsmouth Plan. As a result it forms one of the main pieces of evidence for the Site Allocations DPD.

5. Equality impact assessment (EIA)

5.1 A preliminary EIA has been completed. This concluded that a full EIA was not necessary.

6. Head of legal services' comments

6.1 There are no immediate legal implications arising from the recommendations. References to specific sites in the SHLAA should not be relied on by any person to indicate the Council's conclusions or decisions regarding the appropriate development on any particular site or in any particular location.

7. Head of finance's comments

7.1 There are no financial implications of accepting the recommendations of this report other than to note that the preparation of this update is a function covered by the Planning services revenue budget.

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Signed by Assistant Head of Planning Services:

Appendices

Appendix A - Strategic Housing Land Availability Assessment 2012 update and its appendix.

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location
None.	

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by on

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Signed by: