

Agenda item:

Decision maker: Cabinet Member for Planning, Regeneration and Economic Development, 25 November 2013

Subject: Strategic Housing Land Availability Assessment 2013 update

Report by: City Development Manager

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 2013 update.

2. Recommendations

The Cabinet Member is recommended to:

1. **Approve the Strategic Housing Land Availability Assessment 2013 update (attached as Appendix A of this report) and the study's appendix 1 for publication.**
2. **Authorise the City Development Manager to develop and publish appendix 2 (site viability assessments) in consultation with the Cabinet Member for Planning, Regeneration and Economic Development.**
3. **Authorise the City Development Manager 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, 2011 and 2012, 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 Plan, which itself will form part of the Local Plan. However policy decisions will be made through the relevant part of the Local Plan, not in the SHLAA. When investigating a site's potential for housing, it is the Site Allocations Plan which developers will refer to rather than the SHLAA.
- 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 or will be made to the study as part of the 2013 update:
- completions that took place in the year 2012/13 have been included
 - the sites in the planning system have been updated to include those which were granted permission in 2012/13 and remove completions which took place in the last financial year and applications which expired.
 - following a reassessment of each potential housing site, some have had their yields and/or phasing revised
 - residual appraisals will be carried out for all potential housing sites phased for delivery in the first five years to ensure that they can be viably delivered. This will form appendix 2 of the study
- 3.10 If the Cabinet Member approves the 2013 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, summarised in figure A below, show that Portsmouth is able to fulfil its housing supply requirements.
- 3.12 In total the city will likely provide 566 dwellings more than required over the next ten years. Taking into account the 11-13 year supply, there will be a surplus of 400 net additional dwellings.

Phase of delivery	Net delivery of dwellings	Portsmouth Plan target	Difference to Portsmouth Plan target	Running difference to Portsmouth Plan target
1-5 years	3,296	2,865	431	431
6-10 years	3,000	2,865	135	566
11-13 years	1,553	1,719	-166	400
TOTAL: 7,849				

Figure A

The phasing of Portsmouth's housing supply, cross-referenced with the annualised housing target.

- 3.13 The study also demonstrates that Portsmouth has a five year housing land supply from 01 April 2013 with a surplus of 431 dwellings.
- 3.14 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. Since 1997/98, there has been an average delivery of 589 homes per year and only seven years where delivery was below the 583 annualised target for the city between 2006/07 and 2026/27 whilst three of those years were during the recent downturn. 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. Including the 5% buffer, the city's five year housing target would be 3,008. As 3,296 dwellings should be provided in the first five years, this exceeds the 5% buffer by 288.
- 3.15 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 dampening effect on the city's five year supply and the 5% buffer.

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 associated with the approval of the recommendations contained within this report. The update of the SHLAA is a core function of the Planning Service and is funded through the revenue budget allocated to the Service.

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Signed by City Development Manager:

Appendices

Appendix A - Strategic Housing Land Availability Assessment 2013 update and its two appendices.

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: