

Title of meeting: Cabinet Member for Planning, Regeneration and Economic Development

Date of meeting: 8 March 2016

Subject: Strategic Housing Land Availability Assessment 2015 Update

Report by: Assistant Director of Culture & City Development

Wards affected: All

Key decision: No

Full Council decision: No

1. Purpose of report

- 1.1 Section 159 of the National Planning Policy Framework (NPPF) requires local planning authorities to have a robust evidence base which sets out the supply of land for residential development. This must be done through a Strategic Housing Land Availability Assessment (SHLAA). Councils are also asked to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. The purpose of this report is to seek approval to publish the 2015 SHLAA update report.

2. Recommendations

The Cabinet Member is recommended to:

- a. approve the Strategic Housing Land Availability Assessment 2015 update (attached as Appendix A of this report) for publication.**
- b. authorise the Assistant Director of Culture and City Development to make editorial amendments to the study 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 report.**

3. Background

- 3.1 The city council first published a SHLAA in September 2009. This study has been updated annually since then, in order to show a rolling supply of housing land.
- 3.2 It rolls forward the findings from previous studies to review whether the city is meeting its housing target in the Portsmouth Plan, and whether the city council has a '5 year housing land supply'. It does so by reviewing
- housing completions to 31 March 2015
 - outstanding permissions
 - sites identified as potential housing sites through allocations adopted and draft plans
 - site identified by officers as possible additional sites (through their knowledge of pre-application discussions, desktop and site visit reviews of sites etc)
 - an allowance for small windfall sites
- 3.3 The sites identified have been assessed for their possible housing yield and estimated development phasing. These findings are set out in tables in the report and inform the findings about the supply of housing sites in each year of the plan period.
- 3.4 It should be noted, and the SHLAA report also makes clear that inclusion of a site in the SHLAA in no way pre-determines the outcome of planning applications for specific sites or proposals.

4. Findings

- 4.1 The table below shows the summary housing land supply findings for the whole plan period between 2006/07 and 2026/27, against the target in the Portsmouth Plan of 12,254 net additional homes in the city in that period. This review of supply shows that the city can meet this requirement over the 21 year plan period and current supply indicated that this may be exceeded by almost 500 dwellings.

Housing supply 2006/07 - 2026/27	
Source of supply	No. of units
Completions up to 31 March 2015	4,900
Permissions	1,990
Potential housing sites (incl. Strategic Sites)	4,763
Windfall	1,100
TOTAL:	12,753
Portsmouth Plan target:	12,254
Difference:	499

- 4.2 The study also demonstrates that Portsmouth has a five year housing land supply from 01 April 2016. It looks likely that the city will deliver up to 574 dwellings more in the first five years that required by the Portsmouth Plan for that period, giving a healthy 18% buffer on the target for the period.
- 4.3 If the Cabinet Member approves the 2015 SHLAA update, it will be published on the city council's website.

5. Reasons for recommendations

- 5.1 The city council is required to assess its performance against its plan targets and in particular, whether it is likely to meet its targets in the first five years. The SHLAA update represents this assessment.

6. Equality impact assessment (EIA)

- 6.1 A preliminary EIA has been conducted. It concluded that a full EIA is not necessary.

7. Legal Implications

- 7.1 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.

8. Director of Finance's comments

- 8.1 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:

Assistant Director of Culture & City Development

Appendices:

Appendix A - Strategic Housing Land Availability Assessment 2015 update.

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: