



Title of meeting:	Cabinet Member for Planning, Regeneration and Economic Development
Date of meeting:	02 December 2014
Subject:	Strategic Housing Land Availability Assessment 2014 update
Report by:	City Development Manager
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 such as Portsmouth City Council 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).

- 1.2 The purpose of this report is to seek approval to publish the SHLAA 2014 update.

2. Recommendations

The Cabinet Member is recommended to:

- 1. approve the Strategic Housing Land Availability Assessment 2014 update (attached as Appendix A of this report) for publication.**

- 2. authorise the City Development Manager to publish appendix 1 of the Strategic Housing Land Availability Assessment 2014 update, containing detailed site profiles, 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 (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 Portsmouth City Council published a SHLAA in September 2009. This study has been updated annually since then, which is a requirement of the NPPF in order to show a rolling supply of housing land.
- 3.2 The SHLAA forms a key part of the evidence base for planning policy documents in the city. Policy decisions though will continue to be taken in such documents and not in the SHLAA. When investigating a site's potential for housing, developers should refer to the adopted development plan¹ and relevant Supplementary Planning Documents rather than the SHLAA.
- 3.3 Nothing in the SHLAA should be understood to pre-determine the outcome of planning applications for specific sites or proposals.**
- 3.4 A number of changes have been made to the study since the 2013 update was published. Of principal importance has been the publishing of the National Planning Practice Guidance. This updated the previous SHLAA guidance which was published in 2007. A number of changes have been made to the study to reflect the revised guidance. Of particular importance is the need to assess whether the city has met its housing target from the start of the Portsmouth Plan until today. Any shortfall must be accounted for in the first five years rather than spread across the remaining delivery period as has been the case in the past.
- 3.5 Similarly important is that all of the potential housing sites which are considered to be deliverable² and so have been phased in the first five years of delivery have been subjected to a viability assessment, which was carried out by District Valuer Services. The results of this background work are reflected in section 3 of the study.
- 3.6 Finally, since the 2013 update was published, the joint City Deal between both Portsmouth and Southampton cities and the Government has been signed. This changes and revises the strategic sites in a number of ways, which is fully explained in section 3 of the study.
- 3.7 More minor updates to the study include:
- Completions that took place in the year 2013/14 have been included
 - The sites in the planning system have been updated to include all outstanding applications which would result in residential completions at 1st April 2014.

¹ This currently consists of the Portsmouth Plan, saved policies from the Portsmouth City Local Plan (2001-2011), the Somerstown and North Southsea Area Action Plan and the Southsea Town Centre Area Action Plan.

² Footnote 11 of the NPPF states that "To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans."



- Following a reassessment of each potential housing site and the sites in town centres, some have had their yields and/or phasing revised.
- 3.8 If the Cabinet Member approves the 2014 SHLAA update, it will be published on the city council's website.

Results of the study

- 3.9 The results in section 4 of the study, summarised in figure A below, show that Portsmouth is able to fulfil its housing supply requirements.

Phase of delivery	Net delivery of dwellings	Portsmouth Plan target	Difference to Portsmouth Plan target	Running difference to Portsmouth Plan target
1-5 years	3,257	3,080	177	177
6-10 years	3,512	2,920	592	769
11-12 years	1,282	1,168	114	883
TOTAL: 8,051				

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

- 3.10 In total, it is likely that 769 dwellings more than are required will be delivered over the first ten years. Taking into account years 11 and 12, there will be a surplus of 883 net new homes.
- 3.11 The study also demonstrates that Portsmouth has a five year housing land supply from 01 April 2015 with a surplus of 177 homes.
- 3.12 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 have only been nine instances where the city's housing delivery dropped below the current 584 annual target, with four of those years being during the recent recession. Portsmouth has consistently delivered the level of housing needed and as a result, the 5% buffer has been applied. As such, the city's five year housing target is 3,234. As 3,257 new homes should be provided in that time, this exceeds the 5% buffer target by 23.

4. Reasons for recommendations

- 4.1 The city council is required to assess whether Portsmouth has a five year housing land supply and this must be done 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 future planning policy documents.

5. Equality impact assessment (EIA)

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

6. Legal Implications

- 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 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.

Signed by:

Appendices:

Appendix A - Strategic Housing Land Availability Assessment 2014 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

Signed by: