North Somerset Site Allocations Plan Examination **CS/5**

North Somerset Council

Hearing Statement April 2017

Reference: CS/5

Matter 2 – Housing

2.1 Would the scale of housing to be delivered on allocated sites in the SAP provide for new housing in accordance with the requirements of the CS in relation to:

i The scale of development identified in Policy CS13.
ii The distribution of development in accordance with Policy CS14.

Scale of development

1. Core Strategy Policy CS13 was adopted in September 2015. This policy requires that a minimum of 20,985 dwellings be delivered over the plan period 2006-2026.

2. The last full survey of dwelling completions took place in April 2016. This survey recorded 7,995 dwelling completions between 2006 and 2016, leaving a residual requirement for 2016-2026 of 12,990 dwellings. The April 2017 housing land supply position will be available prior to the hearings.

3. Council document CD1a sets out up to date capacity expectations from all sources of supply, including proposed allocations.

4. Taking into account the amendments proposed in submission document SD20, the plan currently makes provision for 11,742 dwellings on allocated sites, the majority of which already benefit from planning consent. Document CD1a sets out the anticipated delivery trajectory for each of the proposed allocations. Document CD1b sets out the justification for the proposed timescales.

5. In addition to the proposed allocations, a further 153 dwellings have consent across large sites with planning permission (sites with a net capacity of 10 or more units) that have not been proposed to be allocated. Their trajectories are included within CD1a and evidence of deliverability for each of these sites is also included in document CD1b.

6. Small sites with consent (sites with a net gain of up to 9 units) are also a valuable and reliable component of supply, although these are not proposed

to be allocated given the relatively quick turnover in most cases between a site of this size securing consent and delivering completions.

7. There are currently (April 2016 figures) 505 units capacity with consent. At the time of the last survey 148 were already under construction and 357 were not started. After applying a lapse rate of 9% (based on previous Strategic Housing Land Availability Assessment research) to the not started capacity, to account for those consents that will expire without being implemented, the capacity expected from this source is 473 dwellings.

8. Small site windfall developments are also a reliable source of supply within North Somerset. To avoid repetition, the justification and calculation for windfall developments are set out in our hearing statement on Matter 2.2. From this source we expect 897 units over the remaining ten years of the plan period.

9. The NPPG is clear that bringing empty homes back into use also contributes to meeting housing need and that this is a valid source of supply. The council have recently adopted a new Empty Property Delivery Plan for the period 2016-2021. This plan, which is in the examination library, clearly sets out the actions that the council are taking to bring empty homes back into use under four key priorities of raising awareness, making best use of resources, engagement with owners and enforcement.

10. Given the interventions proposed in the plan it is considered reasonable to expect the past rate of bringing homes back into use to continue. The amount achieved within the last five years, 112 dwellings, were delivered when a less targeted approach was being employed. The specific interventions and programmes now proposed provide additional reassurance that this past rate can continue to be maintained. Therefore, a minimum of 224 dwellings are expected from this source over the remaining ten years of the plan period.

11. Redundant rural buildings now benefit from in principle support to convert to residential dwellings. This provision is as a result of a specific government initiative which was introduced to boost the supply of housing.

12. In the first two years since this provision came into force the council determined 101 prior approval requests for 129 residential units net gain, of which 55 applications covering 71 units were granted prior approval. This provision is a permanent change to the regulations and applications continue to be submitted, reflecting the large potential from this source of supply, given the rural and agricultural nature of large parts of the district.

13. As such, whilst it is acknowledged that the supply will be ultimately finite (although new rural buildings continue to be built), this will be a valuable source of supply going forwards and should be included within the land supply

provision. A modest 36 net additional dwellings per annum are factored into the supply from this source, on the basis of the trend to date. This component of supply has been considered and verified recently, by Inspector Pope who determined the S78 inquiry into Land at Knightcott Road Banwell.

14. Whilst there are other permitted development change of use categories which will make a contribution to housing supply, such as the office to residential provision, the quantity of applications under those criteria have not yet been considered sufficient to make a reliable estimate of potential supply. These will continue to be monitored on an annual basis to assess their expected delivery.

15. Taking account of all of these sources of supply we expect to deliver at least 13,849 dwellings by 2026 from the sources identified above. Phasing of the delivery and the anticipated trajectory are dealt with further under Matter 2.3.

16. In addition to the specific deliverable sites identified and the broad categories of supply referenced above, the re-adopted Core Strategy policies CS28, CS31 and CS32 make provision for suitable, sustainable sites of a certain scale to be released through the development management process. This flexibility provided the reassurance required by Inspector Bore that the minimum housing requirement of 20,985 dwellings will be delivered within the plan period.

Distribution of development

17. Policy CS14 was re-adopted on 10 January 2017 and sets the spatial hierarchy for delivering new housing development over the plan period.

18. The policy sets out rounded anticipated broad distribution of new dwellings over the plan period as follows:

Area	Net additional dwellings 2006-2026
Weston urban area (excluding Weston Villages)	6,300
Weston Villages	6,500
Clevedon, Nailsea and Portishead	5,100
Service Villages	2,100
Other settlements and countryside	985
Total	20,985

19. The site allocations plan broad distribution of dwellings, including the proposed modifications (as set out in the updated version of Table 1 in SD20) is almost identical, demonstrating that the housing delivery proposed across

specific sites remains in conformity with the hierarchy.

20. The figure below presents both the CS14 indicative split and the amended Table 1 actual split for comparison.

Area	CS14	SAP	Difference
Weston urban area (excluding Weston Villages)	6,300	6,303	+3
Weston Villages	6,500	6,500	0
Clevedon, Nailsea and Portishead	5,100	5,008	-92
Service Villages	2,100	2,193	+93
Other settlements and countryside	985	1,297	+292
Total	20,985	21,281	+296

21. All of the figures presented in this statement have a base date of April 2016. It is anticipated that in advance of the hearings this will be updated to reflect the April 2017 position.