

North Somerset Residential Land Survey April 2017 Headline Findings

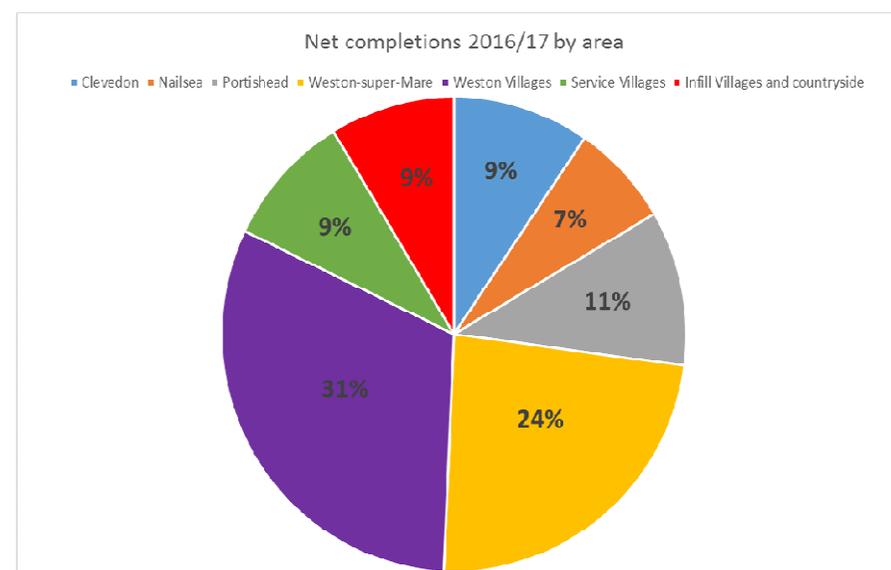
Completions summary

Between 1 April 2016 and 31 March 2017, 874 dwellings have been completed in North Somerset. 22 residential units have been lost through change of use, conversion or demolition, so the net gain in residential stock is 852 units.

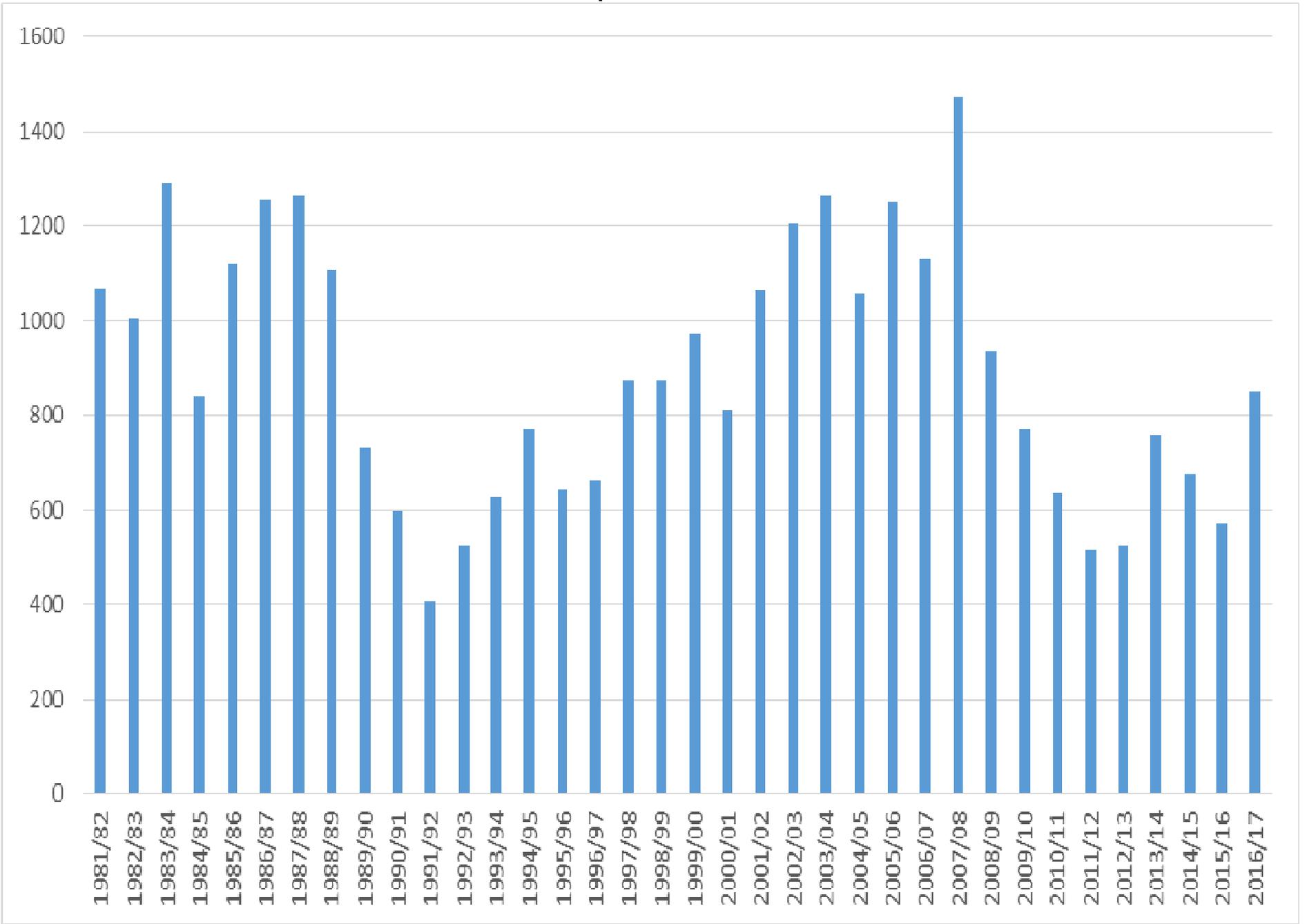
	Gross completions	Net completions
Large sites (10+ units)	681	681
Small sites (1-9 units)	193	171
Total	874	852

Net completions by area

	Large	Small	Total
Clevedon	48	33	81
Nailsea	45	15	60
Portishead	80	10	90
Weston-super-Mare	149	52	201
Weston Villages	268	0	268
Service Villages	45	33	78
Infill Villages, smaller settlements and countryside	46	28	74
Total	681	171	852



Completions over time



1981/82	1068
1982/83	1003
1983/84	1293
1984/85	838
1985/86	1122
1986/87	1254
1987/88	1266
1988/89	1105
1989/90	731
1990/91	596
1991/92	406
1992/93	527
1993/94	629
1994/95	770
1995/96	643
1996/97	662
1997/98	873
1998/99	875
1999/00	974
2000/01	812
2001/02	1066
2002/03	1206
2003/04	1265
2004/05	1058
2005/06	1253
2006/07	1132
2007/08	1474
2008/09	935
2009/10	772
2010/11	637
2011/12	515
2012/13	527
2013/14	760
2014/15	674
2015/16	569
2016/17	852

Plan period capacity

	Clevedon	Nailsea	Portishead	Weston-super-Mare	Weston Villages	Service Villages	Infill Villages, smaller settlements and countryside	North Somerset Total
Large sites under construction	48	25	188	149	131	29	143	713
Large sites with full planning not started	0	10	0	86	355	165	1	617
Large sites with outline planning	0	0	14	252	2,182	309	159	2,916
Large sites subject to S106 agreement	0	0	0	63	1,650	662	32	2,407
Large sites allocated (RLP and Core Strategy)	10	0	0	215	1,350	24	0	1,599
Large sites proposed allocation (SAP)	129	773	93	2,030	0	81	20	3,126
LARGE SITE TOTAL	187	808	295	2,795	5,668	1,270	355	11,378
Small sites under construction	39	11	19	23	0	8	60	160
Small sites not started	18	27	42	160	0	54	164	465
SMALL SITE TOTAL	57	38	61	183	0	62	224	625
TOTAL CAPACITY	244	846	356	2,978	5,668	1,332	579	12,003

Windfall

The NPPF allows local planning authorities to include an allowance for windfall sites in their five year supply if there is compelling evidence that such sites consistently become available in the local area and are expected to continue to form a reliable source of supply.

Windfall developments across the district have made a significant contribution to housing delivery in previous years and this is expected to continue. The table below sets out the windfall completion figures on small sites (those with a net capacity of up to 9 dwellings) over the plan period so far within North Somerset.

	Clevedon	Nailsea	Other	Portishead	Weston	TOTAL
2016/17	33	15	61	10	52	171
2015/16	-1	20	37	7	33	96
2014/15	8	9	56	8	72	153
2013/14	22	5	60	16	34	137
2012/13	20	16	46	8	25	115
2011/12	19	4	49	4	46	122
2010/11	9	2	44	3	54	112
2009/10	19	6	39	8	96	168
2008/09	-3	9	48	23	126	203
2007/08	52	9	58	10	163	292
2006/07	20	11	72	28	118	249
TOTAL	198	106	570	125	819	1,818

The 1,818 windfall completions on small sites between 2006 and 2017 have been delivered despite challenging economic circumstances and a restrictive policy approach to rural development (North Somerset Replacement Local Plan Policy H/7). The Core Strategy approach is not significantly different to the Replacement Local Plan. Whilst the Core Strategy removed the settlement boundaries from some villages in the countryside, more flexibility exists in respect of the service and infill villages with defined boundaries, both within and adjacent to the settlements. Also, Neighbourhood Development Plans may identify additional locally supported housing opportunities. Overall it is the council's assessment that small site windfalls will continue to come forward at least at a similar rate to that of previous years.

The NPPF also states that the calculated windfall allowance should not include development on residential gardens. According to previous Communities and Local Government (CLG) Research, Ordnance Survey data indicates that within North Somerset 17% of the new build residential completions that took place were on land that was previously in use as a residential garden.

A small site windfall allowance of 137 dwellings per annum is therefore expected for the remainder of the plan period. This figure has been calculated by taking the plan period average of 165 units per year, less 17% assumed to be delivered on garden land.

Five year supply

The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement. The information set out below has a base date of April 2017 and covers the period April 2017 to April 2022.

According to the National Planning Practice Guidance (NPPG), the starting point for calculating the five year land supply position should be the housing requirement figure in an up to date adopted local plan. In the case of North Somerset this is 20,985 dwellings for the period 2006 to 2026, as per Core Strategy Policy CS13 that was re-adopted in 2015.

The April 2017 land supply requirement is set out below, against the Sedgefield methodology and a 5% buffer.

The plan period total requirement is 20,985.

The five year supply requirement as at April 2017 is calculated as:

$$(1,049 \times 5 = 5,245) + 2,692 = 7,937 + 5\% = 8,334$$

Annual rate years 5 year req't Backlog to date requirement buffer

$$\begin{array}{r} 1,049 \text{ annualised rate} \\ \times 5 \text{ years} \\ \hline 5,245 \text{ five years annualised requirement} \end{array}$$

$$\begin{array}{r} 11,539 \text{ requirement to date (1,049 x 11 years so far)} \\ -8,847 \text{ completions to date} \\ \hline 2,692 \text{ backlog accrued} \end{array}$$

$$\begin{array}{r} 5,245 \text{ five years of annualised requirement} \\ +2,692 \text{ backlog accrued} \\ \hline 7,937 \text{ five year requirement} \\ + 5\% \text{ buffer (397 units)} \\ \hline 8,334 \text{ five year supply requirement} \end{array}$$

The five year supply requirement for North Somerset as at April 2017 is 8,334 dwellings when calculated using the Sedgefield methodology. This translates into an annual rate of 1,667 dwellings.

Supply of deliverable sites

Small sites with planning consent

The council has a current capacity of 625 dwellings from this source when taking account of all planning permissions on sites with a net residential gain of up to 9 dwellings, of which 160 are under construction and 465 are not yet started. Previous Strategic Housing Land Availability Assessment (SHLAA) research into the amount of small permissions that are developed suggested that 9% of the capacity from sites of this size are likely to expire. To accommodate a level of non-implementation an 'industry standard' 10% discount has been applied to the small consents not started figure. The amount of completions expected from this source within the next five years is therefore 578 units, which is calculated as follows: 160 units under construction + (465 units not started – 10%) = 578.

Large sites with planning consent

The council currently has a recorded capacity of 1,578 dwellings on large sites (those with a net capacity of 10 or more dwellings) with planning permission, and a further capacity of 757 on those sites with a resolution to grant consent subject to a legal agreement. The NPPG is clear that sites that are allocated for housing or that have an unimplemented consent should be considered deliverable unless there is clear evidence that the scheme will not be implemented within five years. All large sites with planning consent are considered on a case by case basis as to whether they are suitable for inclusion in the five year supply potential. Detailed assessment of the deliverability of these sites is regularly undertaken, in conjunction with the landowners and developers where possible. The council can demonstrate expected delivery of 2,335 dwellings from this source within five years, of which 582 units are already under construction.

Strategic sites

The Core Strategy allocated a major mixed use strategic development on the outskirts of Weston-super-Mare, known as the Weston Villages development. Given the scale of this development (around 6,500 units in total, following detailed masterplanning), it is appropriate to assess delivery on the sites that comprise this development separately and take account of the proposed phasing. Regular meetings are held between the landowners and developers of the Weston Villages and the council, in the form of the Joint Delivery Review Board (JDRB), and all involved parties are committed to delivering housing in conjunction with the council's adopted employment led policies. The first completions at this location were recorded in April 2011, and the annual build rate is increasing as time goes on, with the peak expected in 2022, once all landowners are delivering at full capacity. At April 2017 the council's anticipated five year supply from this location is 3,036 dwellings.

Local plan allocations

As with planning consents, the NPPG advises that sites that are allocated for development in an adopted plan should be considered deliverable unless there is clear evidence that the site will not be developed within five years. There are 8 Replacement Local Plan residential allocations remaining. Following detailed assessment, it is the council's position that 4 of the sites remain suitable and available within the immediate five year period, giving rise to a total expected dwelling yield of 239 units.

Emerging allocations

The council's Site Allocations Plan has been submitted for examination and hearings are scheduled for May 2017. A number of the proposed residential allocations in this plan were originally identified in the earlier February 2013 Consultation Draft, have been carried forward through the plan making stages and have already secured consent or have applications under consideration. The Publication Version document (along with proposed modifications in submission document SD/20) identifies sufficient sites to deliver the Core Strategy CS13 housing requirement in full. The

NPPG is clear that planning consent or adopted allocation status is not a pre-requisite for including a site in the supply, and where evidence is available to support the deliverability of other sites these can be considered capable of being delivered within a five year timeframe. The proposed allocations have also been subject to detailed assessment, and as a result 2,003 dwellings are expected from this source within the next five years, out of the total plan period remaining capacity of 3,126 units.

Small site windfall allowance

The plan period annual average for small site completions is 165 units per year. To calculate a windfall allowance a reduction is made to account for a proportion of completions expected on garden land, 17%. This means that an estimated 137 units are expected each year, or 685 over five years. To avoid double counting within the five year supply, a reduction must be made from this allowance to take account of the quantum of small sites that currently have planning consent and are expected to complete – 578 units. The supply factored in from this source is therefore 107 dwellings.

Change of use from redundant rural buildings

Redundant rural buildings now benefit from in principle support to convert to residential dwellings. In the first 2 years that this provision was in force the council determined 101 applications (covering 129 C3 units), of which 55 applications covering 71 units were granted prior approval. Given the take up so far and that applications have continued to be submitted, it is realistic to expect this to continue. Further analysis updating this to a 2017 base date is yet to be undertaken. An average of 36 units supply per annum is currently estimated to arise from this source over the next five years. There are also other permitted development change of use categories which will be assessed to look at whether they are expected to boost supply.

Empty homes

Bringing empty homes back into use contributes to housing supply, and the NPPG is clear that this can be a valid source of supply. North Somerset Council have a new Empty Property Delivery Plan that sets out our approach to making homes available from this source, and over the past five years 112 long term empty dwellings were brought back into use. This rate is expected to continue, if not increase given the targeted interventions proposed, and will be factored into the supply. This is considered a conservative estimate given the council's priority to secure additional residential accommodation within Weston Town Centre, such as through flats above shops and the permitted development provision for retail to residential.

Total supply expected within 5 years

The following table sets out the amount of housing expected from each type of site and how many years supply this is equivalent to.

Category	Number of dwellings expected within 5 years	Equivalent number of years supply (Sedgefield calculation)
Small sites with consent (up to 9 units net gain)	578	0.35 years
Large sites with consent (10+ units net gain)	2,335	1.40 years
Strategic sites	3,036	1.82 years
Local plan allocations	239	0.14 years
Emerging allocations	2,003	1.20 years
Small site windfall allowance (up to 9 units net gain)	107	0.06 years
Change of use from rural buildings	180	0.11 years
Empty homes	112	0.07 years
TOTAL SUPPLY EXPECTED	8,590	5.15 years



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