

Subject:	Rossendale's Five Year Housing Land Supply Document	Status:	For Publication
Report to:	Cabinet	Date:	9 th July 2014
Report of:	Planning Manager	Portfolio Holder:	Operations and Development Control
Key Decision:	<input type="checkbox"/> Forward Plan <input checked="" type="checkbox"/>	General Exception <input type="checkbox"/>	Special Urgency <input type="checkbox"/>
Equality Impact Assessment: <i>There will be variable impacts on different sites that will be fully looked at in the next stage of plan preparation</i>	Required	No	Attached: No
Biodiversity Impact Assessment: <i>There will be variable impacts on different sites that will be fully looked at in the next stage of plan preparation</i>	Required:	No	Attached: No
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1.	RECOMMENDATION(S)
1.1	That members take note of this Document and authorise its publication, particularly for the purposes of being a material consideration in the determination of planning applications.

2. PURPOSE OF REPORT

- 2.1 To report on the current state of Rossendale's Five Year Housing Land Supply (5YHLS), taking account of past completions, dwellings under construction, extant housing permissions and specific deliverable sites which are expected to contribute to the overall housing supply over the next five years (i.e. will be available, deliverable and are viable).

3. CORPORATE PRIORITIES

- 3.1 The matters discussed in this report impact directly on the following corporate priorities:
- **Regenerating Rossendale:** This priority focuses on regeneration in its broadest sense, so it means supporting communities that get on well together, attracting sustainable investment, promoting Rossendale, as well as working as an enabler to promote the physical regeneration of Rossendale.
 - **Responsive Value for Money Services:** This priority is about the Council working collaboratively, being a provider, procurer and a commissioner of services that are efficient and that meet the needs of local people.
 - **Clean Green Rossendale:** This priority focuses on clean streets and town centres and well managed open spaces, whilst recognising that the Council has to work with communities and as a partner to deliver this ambition.

4. RISK ASSESSMENT IMPLICATIONS

- 4.1 This Report has a base date of 31st March 2014, and has been prepared to the best of officers' knowledge, based on site visits, discussions with developers, and information from other Council departments namely Council Tax and Building Control. The Report was prepared in accordance with advice contained in the National Planning Policy Guidance

(NPPG) and conforms to the requirements of the National Planning Policy Framework (NPPF).

4.2 The Council is required to provide a Five Year Housing Land Supply Report (5YHLS). Without such a Report the Council will find it difficult to demonstrate it has a supply of available, suitable sites to deliver a five year supply of housing, and so may find itself in a position where its housing policies are regarded as out-of-date, in which case the presumption in favour of sustainable development will come into force and any planning applications for housing which are currently contrary to policy may be difficult to refuse, or defend at appeal. The last 5YHLS was published in October 2012 and, although successfully defended at three Appeal Hearings last summer, it is timely to update the position as of 31st March 2014.

5. BACKGROUND AND OPTIONS

5.1 In order to boost the supply of housing, 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 requirements. In order to ensure choice and competition, an additional buffer of 5% (or 20% where there is a record of persistent under-delivery) from later in the plan period needs to be incorporated.

5.2 The NPPF states that specific deliverable sites should be:

- available now
- offer a suitable location for development now
- be achievable with a realistic prospect that housing will be delivered on the site within five years and development of the site is viable.

5.3 Sites with planning permission can be considered deliverable until permission expires, unless there is clear evidence that the scheme will not be implemented within five years, e.g. based on viability, demand for the dwelling types, or long term phasing plans.

5.4 The attached Report shows that Rossendale does have a Five Year Land Supply of Housing, which includes a buffer of 5%. This is based on: sites with planning permission where there are still dwellings to be built; sites where construction has not started; sites where there is a resolution to grant permission subject to a section 106 Agreement; and finally sites which do not have planning permission but which the Council expects to be brought forward within the latter period of the next five years. These 'specific deliverable sites', identified through the Council's Strategic Housing Land Availability Assessment (SHLAA) may have a planning history or have been put forward through the boundary review and considered to be potential allocations for housing in the Local Plan Part 2.

5.5 It is likely that this Report will be challenged over the coming months by developers as we expect planning applications to be submitted on land currently outside the current Urban Boundary or on land within the Urban Boundary but designated for other uses or protection such as greenlands. Developers are likely to seek to demonstrate that Rossendale does not have a Five Year Land Supply hence its policies relating to housing in the adopted Core Strategy are out of date.

5.6 A Report will be presented to the next Council (16.07.14) seeking permission to publish the Council's response to the representations received on the consultation undertaken

on proposed changes to the existing Green Belt and Urban Boundary. Some of the changes proposed which have not been overly contentious, and are considered suitable as potential allocations for housing, are listed as Specific Deliverable Sites. This is because it is known that a developer is on-board who considers the site viable and which is expected to be allocated in the Local Plan (adoption date estimated early 2017), bringing forward houses in the later part of this 5 Year Period (2014 to 2019)

- 5.7 Members will wish to note that housing completions this year are back on track and exceed (albeit by a small number) the total expected number of dwellings set out in the Core Strategy's Housing Trajectory. This means that since the start of the Core Strategy (2011) for two years out of the three the number of completions has exceeded the expected delivery rate. As the annual housing requirement has been achieved more often than it has not been met since implementation of the Core Strategy in 2011, and Rossendale currently exceeds the required completion rate over the plan period to date (2011 to 2014), there is no evidence of any persistent "under delivery". In line with the NPPF, therefore, a 5% buffer (moved from later in the plan period) is considered the correct buffer to apply in Rossendale.
- 5.8 The Council has commissioned a review of its Strategic Housing Market Area Assessment (SHMAA). It is possible that this may indicate a possible housing requirement that is higher than that set out in the adopted Core Strategy, which was based on the (now revoked) Regional Spatial Strategy, and provided for 3,700 new homes over the plan period (2011 to 2026), averaging out at 247 dwellings per annum. This scenario would be a result of more detailed data on population and more specifically household formation being available from the 2011 Census. The SHMAA will also include consideration of the amount of employment land that will be required over the plan period, which will generate new jobs and potentially a requirement for more housing. Further work is needed to assess the employment land requirement tallied to more recent population projections and it is not possible to indicate the actual levels of new housing that could be required until this additional work is undertaken. A Housing Needs Survey will also be sent out to a sample of residents over the summer to identify specific housing needs. The final report from the consultants will be issued later this summer and will be reported back to members in the autumn and will form part of the Local Plan Evidence Base.
- 5.9 It is also expected that work will be undertaken over the summer to review the Strategic Housing Land Availability Assessment (SHLAA) and assess individual sites for uses such as housing, employment etc. as well as designations for protection and green infrastructure. A report will be brought back to Council later this year identifying sites for potential allocation and designation.

COMMENTS FROM STATUTORY OFFICERS:

6. SECTION 151 OFFICER

- 6.1 There are no immediate financial implications arising from this Report.

7. MONITORING OFFICER

- 7.1 Comments included in the Report

8. POLICY IMPLICATIONS AND CONSULTATION CARRIED OUT

- 8.1 The Council is required to update its Five Year Housing Land Supply Report to demonstrate it has a supply of available, suitable sites to deliver a five year supply of

housing. If unable to demonstrate this, then the Core Strategy housing policies may be regarded as out-of-date, in which case the presumption in favour of sustainable development will come into force and any planning applications for housing which are currently contrary to policy may be more difficult to refuse, or defend at appeal.

8.2 This is a factual document so no consultations have been required with the general public. However, discussions have taken place with developers and landowners in assessing their intentions to bring forward sites and particularly in respect of the phasing of developments. A workshop was held in February with developers, adjoining authorities and statutory undertakers in relation to the emerging housing requirement in the Strategic Housing Market Area Assessment which is under review.

9. CONCLUSION

9.1 The 5YHLS Report shows that housing completions are increasing, possibly indicating that the housing market is recovering in Rossendale. Planning permissions, together with identified specific deliverable sites are showing that Rossendale is able to demonstrate that it has a five year housing land supply, including a buffer of 5% moved from later in the plan period. Furthermore, over the next twelve months we are expecting to consult on actual site allocations we are proposing, which will include additional new housing sites.

Background Papers	
Document	Place of Inspection
Rossendale Five Year Housing Land Supply Document, July 2014	Business Centre and Public Libraries