

1 – I note that the updated LDS gives a timescale for the production of the Gypsy and Traveller DPD. However, modification MM32 also gives a timescale for completion of further work on the GTAA. This currently states that the work will be completed within 12 months from February 2014. Can the Council please advise me whether this timescale has been met? If not, what is the current timescale and does the date within the modification need altering?

This is still correct. The further work on the GTAA was carried out and the draft report received by the Central Lancashire authorities in January 2015, with only minor issues still to be clarified. Work is now underway on a draft DPD (Issues and Options). We are on track to meet the timescales set out in the LDS, commencing with consultation on the Issues and Options version of the DPD in June 2015.

2 – The evidence relating to housing need and supply will now be out of date. The Housing Land Position Statement (HLPS) (CD4.33) was dated 2013 and clearly matters will have moved on since then. Can the Council please forward the up to date HLPS in order for this section of the report to be updated. In addition, on 25 April 2013, the Council provided me with a response to the 2011 based Household Projections. These have now been updated by the 2012 based projections. I would be grateful for the Council's views on whether these updated projections alter the evidence previously submitted in relation to housing need.

The year-end housing land position has not yet been published as some figures relating to affordable housing are still required from Registered Social Landlords. However, the year-end figures for the overall land position are as follows:

South Ribble Borough Council can identify a supply of 3,267 dwellings from 2015/16 up to and including 2019/20. A breakdown of this figure is shown at Appendix 1.

Sites included within the South Ribble five year supply comprise:

- Sites with planning permission;
- Allocated sites, including those allocated in the emerging Local Plan.

This figure has been prepared to take account of the updated forecasts prepared for the emerging Local Plan. It does not take account of a further 14 dwellings for which approval has been given, subject to completion of Section 106 Agreements, on sites which have not been allocated in the emerging Local Plan.

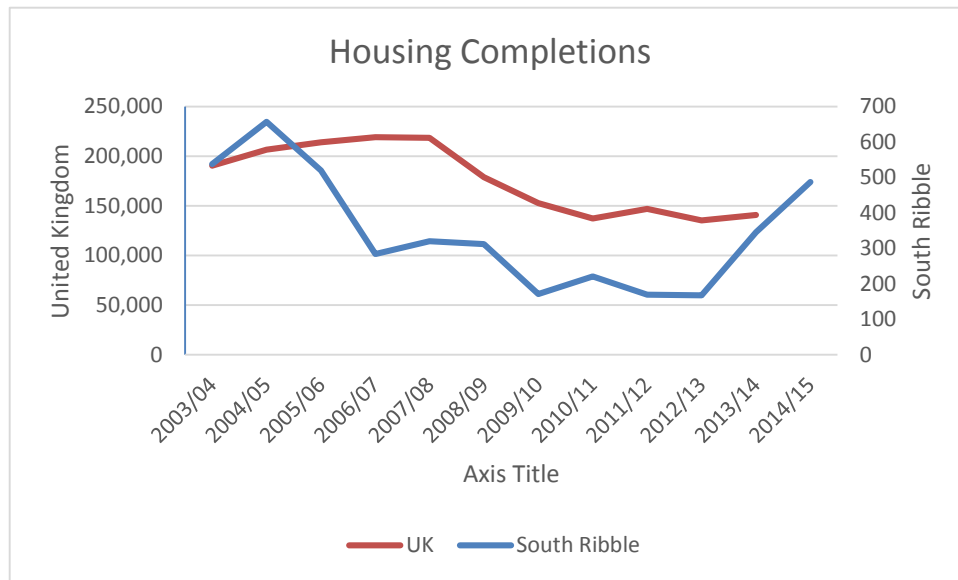
The rate of completions had slowed down due to the economic recession. However, the market has started to show a pleasing upturn which is reflected in the figures since 2014/15. In the twelve years since 2003, completion rates in the borough have been as follows.

	New Dwellings (completed to roof and window stage)	Windfalls included
April 2003 – March 2004	538	263
April 2004 – March 2005	657	239
April 2005 – March 2006	520	96
April 2006 – March 2007	284	134
April 2007 – March 2008	320	205
April 2008 – March 2009	312	152
April 2009 – March 2010	171	44
April 2010 – March 2011	221	104
April 2011 – March 2012	170	103
April 2012 – March 2013	168	72
April 2013 – March 2014	346	188
April 2014 – March 2015	487	289
Total	4194	1889

Source: Housing Land Database (Query: Completions – this year)

The figures above include windfall sites which have recently made up a large proportion of completions (188 in 2013/14 and 289 in 2014/15). The emerging Local Plan has not yet been adopted. As a result, some large sites (such as the former Arla site) are recorded as windfalls.

The chart below compares the pattern of completions achieved in the United Kingdom (only available to 2013/14) with those achieved in South Ribble since 2003/04.



Source: UK - [ONS](#)

The figures for South Ribble exclude dwellings which do not require planning permission (changes of use – C4 Houses in Multiple Occupation to C3 Residential, A1 Shops/A2 Professional Services to A1 plus up to two flats above, A2 to A2 plus up to two flats above and the temporary change to the Permitted Development rights which allow for the change of office space B1(a) to C3).

The strategic requirement for this period was 5,004 (twelve years at 417 dwellings). This has resulted in South Ribble having an undersupply in this period of 810 dwellings (5,004 less 4,194). Given market conditions until recently, and the low build out rates over recent years, it is unrealistic to expect that this undersupply to be met within the five year supply and it will therefore be spread over later years in the Local Plan timeframe (11 years, 2015/16 to 2025/26 inclusive), to ensure that the borough meets its strategic requirement set out in the Core Strategy. Therefore, from 2015/16 the council will need enough land to accommodate an additional 74 dwellings per year (shortfall of 810 divided by 11 years), meaning the strategic requirement will be 491 dwellings per annum.

This will result in the borough having a five year supply requirement of 2,455 dwellings (five years at 491 dwellings per annum).

The dwellings on small sites (less than 0.4 ha) with permission total 181, some of which were not included in the SHLAA because they had not been granted/applied for planning permission when the SHLAA was produced. We have assumed that 10% of these dwellings will not be built, meaning that there is a realistic capacity for 163 dwellings on these small sites. These form part of the five year supply in the borough, meaning the borough has a five year supply of 3,249 dwellings¹, 794 dwellings above the requirement. This equates to a **6.6 year land supply (five years, plus an additional 32%)**.²

¹ This is made up of the total of 3,267 potential dwellings identified, less the 10% of the small sites not expected to come forward.

² Historically, an average of over 100 windfall completions have been achieved per year since 2003/04.

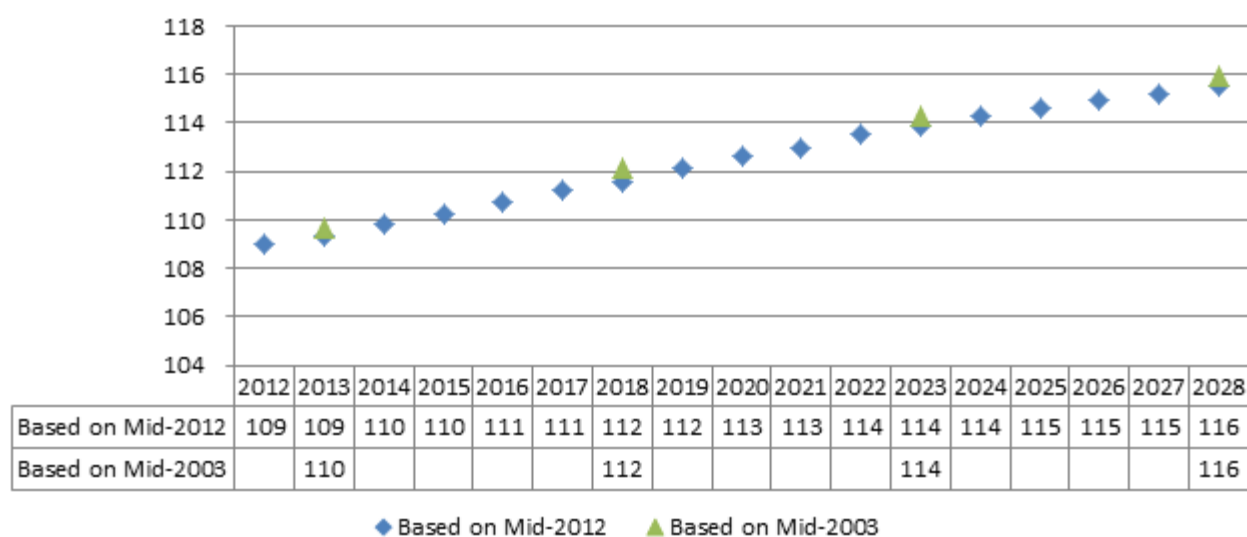
The figures above are broken down in the following table. The white columns show the five year forecast, and totals for the five year periods shown in the Site Allocations DPD.

Type of Site	Remaining site capacity	2015-16	2016-17	2017-18	2018-19	2019-20	Deliverable 2015/16 to 2019/20	2020-21	Deliverable 2016/17 – 2020/21	2021-22	2022-23	2023-24	2024-25	2025-26	Deliverable 2021/22 – 2025/25	Deliverable post 1/4/26
*Large sites with permission ≥ 0.4 ha	2272	194	325	503	357	327	1706	190	1702	180	141	55	0	0	376	0
*Small sites with permission < 0.4	181	25	66	90	0	0	181	0	156	0	0	0	0	0	0	0
Allocated in Local Plan & expected to be carried forward in emerging Local Plan	2100	0	0	145	210	210	565	210	775	210	210	210	210	195	1035	290
Additional emerging Local Plan sites	1904	65	161	179	233	177	815	182	932	192	172	205	205	108	882	25
TOTALS	6457	284	552	917	800	714	3267	582	3565	582	523	470	415	303	2293	315

As you are aware, the RSS population projections were based on the ONS [2003 based population projections](#). The published figures for this are shown below (green on the chart).

The published population projections based on the [2012 based population projections](#), are also shown below for comparison (blue on the chart). Figures published between these years have been higher, but have since fall back to their original level. As a result, it is apparent that the figures the North West RSS were based on, and our Local Plan (Core Strategy and Site Allocations document) now match the most recently published figures, giving us confidence in the housing figures we are working towards.

South Ribble - Population Projections



3 – The Council will no doubt be aware of the recent Ministerial Statement dated 25 March 2015. This introduced a requirement for Councils to have 'clear and compelling justification' that local parking standards are necessary to manage the local road network. As policy F1 and Appendix 5 set parking standards, I would be grateful if the Council could provide the necessary evidence to justify this policy, either by reference to existing examination documents (giving the reference number), or by the submission of further evidence.

In October 2009, South Ribble Borough Council's Planning Committee considered a [report](#) which summarised the consultation on the draft North West Plan Partial Review and indicated that, if adopted, the proposed changes would be reflected in policies in relevant Central Lancashire LDF documents. This partial review included car parking standards. The report provided recommendations for amendments to car parking standards and the Committee endorsed the Council's formal response to the consultation for submission to CLG.

In preparation of the LDF, and following discussion with Lancashire County Council, South Ribble BC has followed the standards proposed in the RSS partial review (attached).

It was considered necessary to draft Policy F1 in the Site Allocations DPD to cover local circumstances, ie to "manage the local road network" as required in the Ministerial Statement. It will enable the council to manage car parking requirements having regard to local context, protect amenity and ensure high quality environments for pedestrians and cyclists. The council considered that the application of the standards set out in Appendix 5 required clarification and therefore Policy F1 was important to achieve the appropriate management of the local road network.

Policy F1 supports Policy 3 and the following strategic objectives in the adopted Central Lancashire Core Strategy:

- SO3 To reduce the need to travel, manage car use, promote more sustainable modes of transport, and improve the road network to the north and south of Preston.
- SO4 To enable easier journeys into and out of Preston City Centre and east/west trips across South Ribble, improvement around Chorley, as well as safeguard rural accessibility, especially for mobility impaired people.

Based on numerous comments received early in the process (Issues and Options stage) it was very clear that there were a lot of concerns about a lack of parking in both residential and retail areas in the borough.

At Preferred Options Stage, Lancashire County Council suggested the exclusion of parking standards for metropolitan areas.

However, while the policy was written to support the objectives shown above, it states that, "Where appropriate, some flexibility will be factored into the standards in relation to the specific local circumstances." This ensures flexibility so developments can be considered on an individual basis and deviation from the standards set out in the Appendix may be permitted.