

Appendix 2 - Housing Land Position Statement – March 2013

Housing Supply and Requirements

South Ribble Council can identify a supply of 2,332 dwellings from 2012/13 up to and including 2016/17*. These figures have been prepared following discussions with developers at the end of February 2012 and take account of the updated forecasts prepared for the emerging Site Allocations Development Plan Document. The current RSS requirement is 417 dwellings per annum or 2,085 dwellings over a five year period.

In the nine years since the RSS base date of 2003, completions rates in the Borough were as follows:

	Dwellings
April 2003 – March 2004	538
April 2004 – March 2005	657
April 2005 – March 2006	520
April 2006 – March 2007	284
April 2007 – March 2008	320
April 2008 – March 2009	312
April 2009 – March 2010	171
April 2010 – March 2011	221
April 2011 – March 2012	170
Total	3193

The strategic requirement for this period was 3,753 (nine years at 417 dwellings). This has resulted in South Ribble having an undersupply in this period of 560 dwellings. This undersupply will therefore have to be spread over later years in the SHLAA timeframe (15 years, 2011/12 to 2025/26 inclusive), to ensure that the borough meets its strategic requirement set out in the RSS. However, given current market conditions and the low build out rates over the last few years, it is unrealistic to expect that this undersupply can be met within the five year supply. The undersupply will therefore need to be spread between the remaining years until the end of the SHLAA forecasts in 2026. Therefore, from 2012/13 the Council will need enough land to accommodate an additional 40 dwellings per year, meaning the strategic requirement will be 457 dwellings per annum.

This will result in the borough having a five year supply requirement of 2,285 dwellings.

*Sites included within the South Ribble five year supply comprise:

- Sites with planning permission;
- Allocated sites;
- Sites with current applications;
- Small sites where the developer has expressed an intention to develop within five years.
- Dwellings completed from 1/4/12 to 30/9/12

In addition, South Ribble has capacity for 193 dwellings on small sites (less than 0.4 ha) with permission, 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 174 dwellings on these small sites. These form part of the five year supply in the borough,

meaning the Council has a five year supply of 2,590 dwellings, 305 dwellings above the requirement. Therefore, **the borough currently has a 5.7 year land supply.**

However, it should be borne in mind that the Council is currently at Publication stage of preparing its Site Allocations DPD. Subject to this being adopted later in 2012/13, an additional supply of 545 dwellings would become available over the five year period, **resulting in a 6.9 year land supply (five years, plus an additional 38%).**

Phasing

In terms of the phasing set out within the Publication Version Site Allocations DPD, this relates to the dialogue held with numerous developers and landowners during the course of producing both the Core Strategy and the Site Allocations DPD, which has evolved over a number of years. This dialogue has helped inform both the Strategic Housing Land Availability Assessment (SHLAA), the updated housing land position statement and Table 2 in the Site Allocations DPD.

The phasing is based on information which had been provided by landowners and developers through SHLAA update meetings, housing market partnership meetings and pre application discussions with the Council. These discussions have indicated that certain sites will be delivered over the next 5 years and that others should be brought forward in later phases of the plan.

Sites that have been included within later phases of the plan have issues related to delivery that need to be dealt with through the plan period; these issues include the delivery of infrastructure, access, contamination etc. The council has also considered the need to deliver both brownfield and greenfield land, ensuring that we re- use land that has previously been developed, as well as not halting development by allocating greenfield sites, which we feel are sustainable and can be delivered within the next five years. Larger sites have been phased over the full plan period, which the council feels is a realistic approach, due to the infrastructure that needs to be delivered to support these types of comprehensive developments.

The council has also included a phasing , delivery and monitoring policy (Policy D2) within the Site Allocations DPD, which offers flexibility and allows the council to annually review the housing land supply, including amending the phasing of sites if appropriate, to ensure we have a five year land supply throughout the plan period.