

EXETER CITY COUNCIL

PLANNING MEMBER WORKING GROUP 5 NOVEMBER 2013

EXECUTIVE 26 NOVEMBER 2013

REVISED STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT 2013

1 PURPOSE OF REPORT

- 1.1 This report has been prepared to inform Members of the Revised Strategic Housing Land Availability Assessment 2013 (SHLAA). The SHLAA is one of four strategic planning documents that have been prepared to guide future development in the city.
- 1.2 A copy of the SHLAA and its appendices are available in the Member's Room.

2 BACKGROUND

- 2.1 The National Planning Policy Framework (NPPF) requires every local planning authority in England to prepare a SHLAA on an annual basis. A SHLAA is a key part of the local planning authority's evidence base on housing delivery. It aims to identify sites with potential for housing and assess when they could be developed.
- 2.2 A SHLAA has two key purposes, these being to identify:
 - a supply of specific sites sufficient to provide five years worth of housing against the housing requirements set out in the adopted development plan (i.e. a 'five year housing land supply'); and
 - a supply of sites sufficient to meet the overall housing requirements set out in the adopted development plan (in Exeter's case, a plan period to 2026).
- 2.3 In assessing the supply of housing, the SHLAA takes into account sites that have planning permission (or permission subject to the completion of a Section 106 Agreement) for residential development, together with sites that do not have planning permission but have been brought to the attention of the City Council by the landowner. In order to contribute towards the five year housing land supply and/or the overall housing requirement, the SHLAA must conclude that a site is:
 - suitable for residential development when considered against policies in the Development Plan;
 - available, on the advice of the landowner; and
 - economically viable as a residential development site.
- 2.4 The SHLAA has been prepared in accordance with SHLAA Practice Guidance published by the DCLG in 2007. The Practice Guidance requires SHLAA to be prepared in consultation with representatives from the housebuilding industry, as they are considered best placed to advise on the economic viability of delivering housing on specific sites. In 2008, the City Council and neighbouring local authorities established a SHLAA Panel of housebuilding representatives to provide viability advice on individual sites. The views of the Panel are reflected in the conclusions of the Revised 2013 SHLAA.

3 THE FIVE YEAR HOUSING LAND SUPPLY

- 3.1 The basis for calculating the five year supply is the current adopted development plan. In the case of Exeter, this is the *Exeter Core Strategy* (adopted February 2012), which proposes that at least 12,000 homes should be built in the city between 2006 and 2026. This equates to an average annual requirement of 600 dwellings and a basic five year requirement of 3,000 dwellings.
- 3.2 Beyond the basic requirement, there is nationally a considerable degree of debate about how the five year supply calculation should be undertaken. Firstly, the *NPPF* states that local authorities should add a buffer of 5% to the five year requirement, to ensure choice and competition in the market for land; or 20% where there has been a record of 'persistent under delivery'. The Government does not define or advice how to identify persistent under delivery. The SHLAA argues that Exeter does not have a record of persistent under delivery and a buffer of 5% is therefore applied. This may be open to challenge should the issue arise in future in any planning appeals.
- 3.3 Also open to challenge is the degree to which the five year requirement should take into account any shortfall in housing provision during the preceding plan period. Some Inspectors state that the shortfall should be added in full to the five year requirement. Other Inspectors allow the shortfall to be made up over the remaining (i.e. longer) plan period. The SHLAA takes the latter approach, spreading the shortfall of around 750 dwellings in Exeter since 2006 over the entire remaining plan period. Again, this could be challenged at appeal.
- 3.4 Based on the approach taken by the SHLAA, 3462 dwellings need to be completed in Exeter over the next five years (commencing 1 April 2014) in order to meet the housing needs of the community. Based on its assessment of sites, the SHLAA concludes that there is a supply of 3,586 dwellings, deriving from sites within and currently without planning permission. The identified supply therefore exceeds the requirement by just over 120 dwellings. It equates to a supply of five years and three months.
- 3.5 A list of the sites currently without planning permission that have been assessed as contributing towards the five year housing land supply is provided at Appendix 1.

4 THE OVERALL HOUSING REQUIREMENT

- 4.1 As stated in 3.1 above, the Exeter Core Strategy requires at least 12,000 new homes to be completed in the city between 2006 and 2026. Taking into account completions to date and the predicted supply from sites/areas with and currently without planning permission for residential development, the SHLAA concludes that by 2026, the 12,000 dwelling requirement will be exceeded by around 50 homes.
- 4.2 A list of the sites/areas currently without planning permission that have been assessed as contributing towards the overall housing requirement is provided at Appendix 2.
- 4.3 A copy of the SHLAA is available in the Member's Room.

5 ADVICE SOUGHT/RECOMMENDATION

- 5.1 Members are requested to note this report.

RICHARD SHORT
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Local Government (Access to Information) Act 1985 (as amended)

Background papers used in compiling this report:

None

APPENDIX 1

Sites currently without planning permission that will contribute towards the 5 Year Housing Land Supply

- Sites within the SW Alphington Strategic Allocation
- Sites within the Monkerton / Hill Barton Strategic Allocation
- Sites within the Newcourt Strategic Allocation
- Land east of Shillingford Road, Alphington
- Land off Liffey Rise, Exwick
- Land opposite 7-10 Glenthorne Road
- Land at Exeter Cricket Ground, Prince of Wales Road
- Land north of West of England School, Topsham Road
- 23-26 Mary Arches Street
- Eagle Yard, Tudor Street
- Land west of Newport Park, Topsham Road
- Exmouth Junction, Prince Charles Road
- Land north of Wessex Close/East of the M5, Topsham

APPENDIX 2

Sites currently without planning permission that will contribute to the overall housing requirement (at least 12,000 dwellings)

- Sites listed Appendix 1, plus:
- Sites within the Grecian Quarter Regeneration Area
- Sites within the Water Lane Regeneration Area
- Sites currently the subject of planning applications for a supermarket and housing at the Middlemoor Police Headquarters
- Exwick Middle School, Higher Exwick Hill
- Foxhayes School, Gloucester Road
- Land adj Exeter St Davids Station, Bonhay Rd/Cowley Bridge Rd
- Mary Arches Car Park, Mary Arches Street
- Nos. 36-38 Well Street
- ERADE, Topsham Road
- Land adjoining Exeter Mobility Centre, Wonford Road
- Honeylands Hospital, Pinhoe Road
- Land at Eastern Fields, Exhibition Way
- Land south of Apple Lane
- Land south of Woodwater Park