



South Hams
District Council

South Hams District Council

Housing Position Statement 2015

October 2015

The Five Year Housing Land Supply

The Council's monitoring and calculation of housing land supply is based on a long established strategic approach to the distribution and allocation of housing development. This established two distinct strategic elements to the supply: first, the area of the South Hams which falls in the Plymouth Principal Urban Area (PPUA) as established in the Core Strategy and is required to help deliver the new community of Sherford as a key regional strategic allocation. Second, the rural part of the South Hams, where the Council has allocated land to meet the strategic requirement for the remainder of the district. In terms of land supply, the Council monitors the delivery of housing in these two areas separately because of their distinct strategic functions.

This approach has been recognised by both Plymouth City Council and Devon County Council as providing the most appropriate way of ensuring that development is delivered in a sustainable manner and that the strategic elements of the development strategy are delivered appropriately in the right locations.

The Council has carefully assessed its supply of land and evidence shows it had over 4 years supply in rural South Hams but less than a year in the PPUA (within South Hams) at April 2015. This equated to 1.9 years supply for the district as a whole. The supply calculations are based on sites with planning permission and under construction plus the allocated sites which are likely to be delivered over the next 5 years. The calculations include the backlog of previous under delivery (since the base-date of 2001) and a 20% buffer (as advised by the NPPF, in recognition of an under-delivery of housing against the strategic requirements over a number of years). The work takes account of the situation at Sherford.

The Council is currently preparing a 6 month land supply update (September 2015). The figures are yet to be finalised and it is anticipated that they will show a slightly improved position.

The district's housing requirements and strategy have always recognised and taken account of its location within Devon and especially its significant physical and functional relationship with Plymouth. The specific housing allocations for the South Hams part of the PPUA, including the new community at Sherford, are directly related to the housing needs of the city-part of the sub-region. This strategic approach to dealing with the housing allocations for the South Hams which distinguishes between the balance of housing need and supply at Sherford and the PPUA, as compared to the remainder of the district, is recognised in a number of distinct and adopted development plan documents.

Calculating the PPUA figures (including Sherford) separate from the remainder of the district in terms of housing land supply figures recognises the importance of the long established development strategy, and allows the individual components of the strategy to be monitored effectively across the whole sub region. It reduces the risk of development required to help meet the needs of Plymouth coming forward in less suitable locations within South Hams (outside of the PPUA) and undermining the delivery of the Sherford New Community.

The Council believes that its approach to monitoring takes account of a range of factors, including its Duty to Cooperate responsibilities in terms of delivering sustainable development which meets the needs of the South Hams as well as those of the wider Housing Market Area.

Methodology

In assessing its five year housing land supply, the Council has followed best practice and taken account of recent appeal decisions including the appeal into the allocated site K5 at Kingsbridge. The methodology is based on the following:

- The housing requirements are taken from the adopted Core Strategy (2006) which provides separated figures for the South Hams part of the Plymouth Principal Urban Area and Outside of the PPUA (the Rural South Hams). The monitoring period for the Core Strategy ends in 2016, therefore the annual figure is rolled forward until the new local plan is in place.
- The overall requirement consists of the annual housing requirement (as set out in the Core Strategy) plus the backlog. As advised in the NPPF, a 20% buffer has been applied in recognition of under-delivery of housing over a number of years.
- The level of backlog is assessed from the start of the plan period (2001) and in the calculation is dealt with over a 5 year period (as per the Sedgfield approach).
- Land supply is assessed against sites with planning permission and allocations where development is reasonably anticipated within the 5 year period. Inclusion of a windfall allowance of 50 dwellings per annum (dpa) in the rural part of South Hams is included and considered to be reasonable. This figure has been re-assessed from previous work. An allowance of 130 dpa was included in the previous Housing Position Statement (March 2014) and was assessed at a level of 200 dpa prior to that.
- The five year supply figure is the total supply divided by the annual requirement.

Summary

It is important to note that the land supply position continues to fluctuate, as new development sites gain planning consent or, for example, planning permission lapses on existing sites.

The Council will continue to work actively with local communities and neighbouring authorities to widen the choice of high quality homes. This involves a renewed commitment to establishing a local plan and working with neighbouring LPAs within the Housing Market Area to boost the supply of housing. This approach will re-iterate the established approach to a development framework that clearly recognises the enhanced level of growth within Plymouth and the PPUA, a continued requirement for sustainable development in the towns and villages and a context that reflects the special qualities of the district, particularly within the Areas of Outstanding Natural Beauty (AONBs) and Dartmoor National Park (DNP).

The Council continues to work actively with neighbouring partners, particularly Plymouth City Council, to positively plan for the growing needs of the City and deliver the new community of Sherford. Delayed delivery is reflected in the current land supply figures and clearly has a disproportionate and marked impact on the overall supply. The Council will also work actively with Neighbourhood Plan groups and town and parish councils to actively plan for new development in the towns and villages.

The Council is working on its new strategy which continues to focus on the long established and distinct strategic elements of the PPUA and Rural Areas in the context of the wider Plymouth Housing Market Area (HMA). As part of this work, it will update its housing targets for the new plan period and identify sufficient sites to meet a 5 year supply in the emerging plan. The Council also recognises the relationship to the neighbouring Torbay and Exeter Housing Market Areas and will set up appropriate relationships for joint working on housing supply and monitoring.