
REPORT TO:	Environmental and Development Services Committee	AGENDA ITEM:	8
DATE OF MEETING:	8 th July 2004	CATEGORY:	DELEGATED
REPORT FROM:	Deputy Chief Executive	OPEN PARAGRAPH NO:	
MEMBERS' CONTACT POINT:	Ian Bowen (5749)	DOC:	
SUBJECT:	Annual Residential Land Availability Monitoring Report	REF:	
WARD(S) AFFECTED:	All	TERMS OF REFERENCE:	EDS03

1.0 Recommendations

1.1 That this Committee Report and the Monitoring Report at Annexe 1 be noted.

2.0 Purpose of Report

2.1 To inform members of the results and implications of the 2004 Residential Land Availability Monitoring Report.

3.0 Background

3.1 The Council is charged with ensuring that sufficient land is made available for new housebuilding via the grant of planning permission and allocations in the Local Plan. The Derby and Derbyshire Joint Structure Plan requires the provision of 12,000 houses in the District in the period 1991-2011 – i.e. an annual rate of 600 dwellings. This requirement is split between the 'Swadlincote' (5,500 dw) and 'Derby' (6,500 dw) sub-areas in recognition of their differing housing market and travel to work areas.

3.2 Government Guidance requires rigorous monitoring of housebuilding rates in order to properly manage the release of land and ensure that no serious over or under-provision of housing arises. To this end this Council undertakes an annual survey around 31st March of all sites with outstanding planning permissions. The results of the 2004 survey are summarised below and the full report is attached at Annexe 1.

4.0 Detail

District-wide Trends:

4.1 The number of housing completions recorded in the last year (609) slightly exceeded the annual Structure Plan requirement (600). Similarly, with a total of 7,734 dwellings

already having been completed since 1991, the average build rate for the period 1991-2004 (595) is slightly below, but very close to this required rate.

- 4.2 In addition, the number of houses under construction increased significantly from 336 in 2002/03 to 510 in 2003/04. There are also a further 1,460 dwellings in the pipeline with planning permission and land for 107 dwellings which remains allocated in the Adopted Local Plan.
- 4.3 The figures point to a shortfall of 1,839 dwellings which will be required in order to meet the Structure Plan requirement of 12,000 dwellings in full by 2011. However, the Revised Deposit Draft Local Plan makes more than sufficient provision to meet this shortfall. The draft Plan was the subject of a Public Local Inquiry last year and the Inspector's report is expected by mid-September this year. The Inspector will recommend whether additional and/or different sites should be allocated in the Plan, and the 2004 survey results will assist this Council in assessing his recommendations.

Sub-Area Trends:

- 4.4 Whilst the supply of housing land in the District is roughly in line with Structure Plan requirements, there are important variations at a sub-area level with an inflated number of completions in the Swadlincote sub-area offsetting an under-performance in the Derby sub-area. This can be summarised as follows:

(i) Swadlincote Sub-Area

- 4.5 Completions in 2003/04 (393 dw) far outstripped the required annual rate of 275 dwellings per annum reflecting the overall pattern of completions since 1991. Completions in 2003/04 included a significant increase in the number of completions on small brownfield sites which may partly be a reflection of the prioritisation of brownfield sites, and the Swadlincote Urban Capacity Study which was undertaken in 2001.
- 4.6 Furthermore, a number of sustainable brownfield sites proposed for allocation in the draft Local Plan have been able to progress in advance of its adoption by virtue of their location within the urban area.
- 4.7 As a result, current indications are that land for only a further 122 dwellings will need to be identified before 2011 in this sub-area. This should be more than met by new allocations once confirmed via the Local Plan process. There is therefore a very strong supply of land in this sub-area. Whilst no remedial action is necessary or desirable in terms of restricting the supply of new permissions, neither is it necessary to grant any new planning permissions on sites which do not accord with the sequential approach set out in Planning Policy Guidance Note 3 (PPG3 Housing) and draft Local Plan policy H1 – i.e. either brownfield sites lying outside the Swadlincote urban area (and the serviced villages) or any greenfield sites.

(ii) Derby Sub-Area

- 4.8 In contrast to the above, completions have been relatively low in this area (229 compared to the required rate of 325 per annum). For the period 1991-2004, the

annual average completion rate has been 289 which again clearly falls some way short of the required annual figure. This highlights the need to bring forward sites as quickly as possible through the Local Plan process. As noted above the Inspector's report is due by mid-September 2004. Following its receipt, the supply of land can be increased sufficiently to meet the strategic housing need in full and it will not therefore be necessary in the meantime to consider granting planning permission for housing on sites which would otherwise be considered unacceptable under PPG3 and draft Local Plan Policy H1.

Proportion of New Housing on Previously Developed (Brownfield) Land

- 4.9 The Government has set a target of achieving 60% of new housing on brownfield sites and established this as a Best Value Performance Indicator. The target has also been incorporated into Regional Planning Guidance. In the period 2003/04, 68% of new houses were on such sites in South Derbyshire. However, this figure is likely to reduce gradually in the future as building commences on necessary greenfield sites particularly in the northern part of the District.

5.0 Financial Implications

- 5.1 None.

6.0 Corporate Implications

- 6.1 Monitoring of residential land supply is an important element in achieving the Corporate Plan's key aim of meeting the need for a range of good quality homes with good access to local facilities and services.

7.0 Community Implications

- 7.1 The maintenance an adequate supply of housing land is essential in ensuring that everyone has the opportunity of a decent home and to maintain ecohomic growth.

8.0 Conclusions

- 8.1 Whilst housing completions are broadly in line with Structure Plan requirements, high build rates in the Swadlincote sub-area mask an under-performance in the Derby sub-area. Nevertheless, no immediate remedial action is necessary as this will be addressed following the receipt of the Inspector's report into the draft Local Plan.

9.0 Background Papers

- 9.1 Residential Land Availability in South Derbyshire 2004 – Annual Monitoring Report (attached).

