



REPORT OF: DIRECTOR OF GROWTH & DEVELOPMENT
TO: PLANNING AND HIGHWAYS COMMITTEE
ON: 20th JUNE 2019
ORIGINATING SECTION: PLANNING (DEVELOPMENT MANAGEMENT SERVICE)
WARDS AFFECTED: ALL
COUNCILLORS: ALL

TITLE OF REPORT:

FIVE YEAR HOUSING SUPPLY STATEMENT: 1st April 2019 – 31st March 2024

1. PURPOSE OF THE REPORT

- 1.1 To present Members with an update on the recently published five year housing supply statement 1st April 2019- 31st March 2024.

2. BACKGROUND

- 2.1 The National Planning Policy Framework (NPPF) (2019) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement. It is expected that local planning authorities should have an identified five year housing supply at all points during the plan period.
- 2.2 Members will be aware that the current adopted development plan for Blackburn With Darwen Borough Council is the Core Strategy (adopted January 2011), and the Local Plan Part 2 Site Allocations and Development Management Policies (adopted December 2015).
- 2.3 The Five Year Housing Supply Statement: 1st April 2019 – 31st March 2024 replaces the June 2018 Housing Land Supply Position Statement, and was published on the Council's planning website on the 5th June 2019. It sets out the housing requirement and assesses the land supply available to deliver this requirement. The Statement can be found here:

<http://www.blackburn.gov.uk/planningdocs/policies/Housing-Land-Position-Statement.pdf>

3. RATIONALE

3.1 Paragraph 73 of the NPPF (2019) states:

“local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of 5 years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than 5 years old.”

3.2 Members are advised that as the Council’s Core Strategy was adopted in 2011, its strategic housing policies are more than 5 years old and are therefore out of date.

3.3 As a result of the strategic housing policies being out of date the NPPF requires that the Council’s local housing need should be calculated using the standard method. This standard method is based on household growth projections and house-price to earnings affordability data published by the Office for National Statistics (ONS).

3.4 Members are advised and are aware that work is currently being undertaken on a new Local Plan which will consolidate the two documents (Core Strategy and Site Allocations) into one document, with a view to adopting the Plan in 2021/22. An Issues and Options Consultation was undertaken in January 2019, and a Preferred Options Consultation is scheduled for early 2020. This latter consultation will include an up to date assessment of the borough’s housing need figure. Until the new Local Plan is adopted, the standard method as required by the NPPF will be used to calculate the borough’s housing need.

3.5 In October last year the Government consulted on using older 2014-based ONS household projections, rather than the more up-to-date lower 2016 projections, to calculate local housing need. Following this consultation, the Government confirmed in February 2019 that the 2014-based ONS household projections should be used in the standard method calculation.

3.6 Using the 2014 based household growth projections along with the updated house-price to earnings affordability data within the standard method results in the Council having a **local housing need figure of 157 dwellings per annum** (refer to Table 1).

Table 1: Local housing need (based on 2018 start year)

Housing Growth 2018-2028 (2014 Household Projections)	1,526
Ratio of median house prices to median wages (2017)	4.46
Local Housing Need (dwellings per annum) ⁴	157

3.7 Paragraph 73(a) of the NPPF requires there to be at least a 5% buffer on top of the 5 year housing requirement, *“to ensure choice and competition in the market for land”*.

- 3.8. Members are advised that the level of the buffer is now determined through the Housing Delivery Test, which has been introduced as part of the 2019 revised NPPF. The results for the 2018 Housing Delivery Test (HDT) were published by the Minister of Housing, Communities and Local Government (MHCLG) on the 19th February 2019. This identified that Blackburn With Darwen Borough Council has delivered 72% of the housing requirement, as defined by the Housing Delivery Test Measurement Rule Book (HDT Rule Book), and is therefore required to include a **20% buffer** to its five year housing land supply position. Members are advised that paragraph 73(c) of the NPPF requires authorities with delivery below 85% of the housing requirement to include a 20% buffer.
- 3.9 Using the standard methodology to identify the Council's local housing need figure (Table 1), in addition to adding the required 20% buffer, Table 2 highlights the Council's five year local housing need is 942 dwellings which equates to 188 dwellings per annum.

Table 2: Five year local housing need

	Annual local housing need	5 year local housing need
Local housing need using standard method	157	785
20% buffer	31	157
TOTAL	188	942

- 3.10 Paragraph 3.1. above refers to the NPPF requiring local planning authorities to identify deliverable sites. The NPPF defines deliverable as:
- Available now;
 - Suitable location for development;
 - Sites with detailed planning permission should be considered until the permission expires;
 - If site has outline planning permission for major development, allocated in the development plan, identified on the Council's Brownfield Register, it can only be considered if there is evidence the completions will be begin on site within 5 years.
- 3.11 NPPF paragraph 70 (2019) allows local planning authorities to also include windfall sites as part of the supply with evidence that they will be delivered. The term 'windfall sites' is used to refer to those sites which become available for development unexpectedly and are therefore not included as allocated land in a planning authority's development plan. These types of sites consistently come forward within the borough and therefore provide a continued source of supply. For example, over the last 10 years, at total of 314 units have been completed on schemes under 5 units, equivalent to an average of 31.4 units per annum. On this basis an allowance of 30 dwellings per annum totalling 150 units over the five year period on unallocated schemes under 5 dwellings has been included in the supply details – refer to Table 3.

- 3.12 Members are advised that Table 3 summarises the Council's five year housing land supply position. The table shows that the Council has a **9.9 year supply of deliverable housing over the period 2019-2024** based on an annual requirement of 188 dwellings.

Table 3: Five year housing land position

HOUSING REQUIREMENT		
A	Local Housing Need (Standard Methodology): Dwellings per annum 2019-36	157
B	Local Housing Need: Total requirement for 1st April 2019 to 31st March 2024 (A x 5)	785
C	20% buffer as a result of Housing Delivery Test	157
D	Total housing requirement for period from 1st April 2019 to 31st March 2024 (B+C)	942
E	Annual requirement for period from 1st April 2019 to 31st March 2024 (D/5)	188
HOUSING SUPPLY		

F	Sites with planning permission currently under construction (number of units outstanding)	1084
G	Net outstanding full planning permissions expected to be built by 31st March 2024 (discounted by 10% for lapses)	254
H	Dwellings allocated in Local Plan Part 2 that are expected to be built by 31st March 2024	230
I	Large sites anticipated to come forward by 2024 (with supporting evidence)	189
J	Small site windfall allowance	150
K	Demolitions	50
L	Expected housing supply for the period from 1st April 2019 to 31st March 2024 (F+G+H+I+J-K)	1857
M	Housing Supply in Years (L / E)	9.9

- 3.13 The published Housing Supply Statement identifies the sites that make up the housing land supply for the period 2019-2024 i.e Table 3, Criteria F, G, H and I.

4. POLICY IMPLICATIONS

- 4.1 Whilst the latest housing land supply position shows that the Council has a 9.9 year supply, this is only a minimum requirement, and the ambitious growth agenda which has been successfully delivered since 2015 needs to be maintained and continued, to ensure there is a continued pipeline of sites being delivered which is linked to the employment economic growth strategy for the borough. The current adopted Local Plan clearly sets out a growth strategy to deliver significant amounts of new housing and employment development. This should not be frustrated in the short term given the recent changes in the NPPF, while the Council prepare a new Local Plan. As such, unallocated sites, including windfall sites will be considered on a site by site basis taking into account the local plan policies and how sustainable those sites are. The

Preferred Options Consultation as part of the new Local Plan will consider an up to date assessment of the local housing need which will take into account the continued growth aspirations of the borough.

5. FINANCIAL IMPLICATIONS

5.1 None

6. LEGAL IMPLICATIONS

6.1 None

7. RESOURCE IMPLICATIONS

7.1 None

8. EQUALITY IMPLICATIONS

8.1 The report is for information purposes only and does not have any direct impact on members of the public, employees, elected members and / or stakeholders. Therefore, no Equality Impact Assessment is required.

9. CONSULTATIONS

9.1. Planning Cross Party Working Group – 18th June 2019

10. RECOMMENDATION

10.1 That the Committee note the content of the report

Contact Officer: Gavin Prescott, Planning Manager (Development Management)
Date: 7th June 2019

Background Papers: Five Year Housing Supply Statement 1st April 2019 – 31st March 2024