

CABINET

4 April 2005

HOUSING MONITORING REPORT NO.3 2005

REPORT OF DIRECTOR OF DEVELOPMENT SERVICES

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RECENT REFERENCES:

WDLP35 Housing Monitoring Report, 20 Nov 2003

EXECUTIVE SUMMARY:

As part of the process of monitoring the Council's Local Plan in relation to the provision of housing to meet strategic targets, the Council has in recent years produced and published an annual Housing Monitoring Report. This report presents the 3rd annual Housing Monitoring Report (HMR) and seeks Cabinet's authorisation for its publication.

The HMR covers the period 1 April 2003 to 31 March 2004 and assesses the level of housing completions, the type of sites that have contributed to completions figures and the sort of housing built. It goes on to assess the amount of housing that is 'in the pipeline' and other likely sources of housing supply, in order to reach a judgement on whether the Structure Plan's requirements for the District will be met.

The Report concludes that, as of April 2004, 3865 of the Structure Plan's 'baseline' housing requirement of 7295 dwellings had been completed, leaving a remaining requirement of 3430 dwellings to be provided from April 2004 to March 2011. This would require 490 dwelling completions per year to achieve – lower than the completion rate over the last 2 years, but higher than the 2 years before that. The importance of the West of Waterlooville Major Development Area in contributing to this need is noted, especially as existing large allocated sites such as Whiteley and Knowle will soon be completed. It is, nevertheless, expected that the sources of supply will substantially exceed the remaining requirement, even assuming that only 1600 dwellings will be completed at Waterlooville during the Plan period (rather than the full 2000 allocated).

RECOMMENDATIONS:

That Cabinet agrees to the publication of Housing Monitoring Report No.3 2005 as background information to the District Local Plan Review.

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DETAIL:

1 Introduction

- 1.1 The Council is required to monitor its existing and emerging Local Plans. The provision of housing to meet strategic targets is an important area of monitoring and the Council has in recent years produced and published an annual Housing Monitoring Report. This report presents the 3rd annual Housing Monitoring Report (HMR) and seeks authorisation for its publication as a background document to the Local Plan Review.
- 1.2 The HMR covers the period 1 April 2003 to 31 March 2004 and assesses the level of housing completions, the type of sites that have contributed to completions figures and the sort of housing built. It goes on to assess the amount of housing that is 'in the pipeline' and other likely sources of housing supply, in order to reach a judgement on whether the Structure Plan's requirements for the District will be met.
- 1.3 The annual HMR would normally have been completed and presented to Cabinet at the end of 2004. However, due to the requirements of work on the Local Plan Inquiry, including completion of responses to written representations which has only recently been completed, this has not been possible. The Report has also been delayed by the fact that there are a number of vacancies within the Forward Planning Team.
- 1.4 Nevertheless, the delays are not considered to be a major problem given that the Local Plan Inquiry Inspectors will reach a view on the housing land availability situation based largely on evidence heard during the Housing Round Table session of the Inquiry in June 2004, using material from the last (2004) HMR. Although some updated information was submitted during the course of the Inquiry, before its close in March 2005, it would not have been appropriate for the Round Table to be reconvened to consider a whole new set of information.

2 Content of the Housing Monitoring Report

- 2.1 The HMR considers two main areas: what has happened in terms of the number and type of completions over the past year, and what is expected to happen in terms of meeting the District's strategic housing requirement. The HMR is attached, but key points and findings are highlighted below.
- 2.2 Completions After a particularly low level of completions from 1999/00 to 2001/02, completions have risen to 603 dwellings, their highest level since a peak in 1997/98. This reflects national and regional trends (Figures 1 and 2).

- 2.3 Previously Developed Land The proportion of housing on previously developed land in 2003/04 was 70%, a fall from 79% in the previous year. However, it will be seen from Figure 3 that a large proportion of the greenfield land was at Whiteley, a longstanding allocation which will shortly be completed.
- 2.4 Housing Mix The proportion of small units (1-2 bedrooms) has continued to rise, reaching 59% of completions in 2003/04. This compares with only 22% when the Council's 'Improving Housing Mix' policy was introduced in 2000. The rise in the number of small dwellings also reflects the increased densities now being achieved as a result of PPG3 and related policies (although up to date information on densities is not currently available).
- 2.5 Type of Sites Completed The proportion of completions that were on urban capacity sites fell in 2003/04, although the number of completions remained over 100. This fall was offset by an increase in 'windfall' sites completed (152). Part of the reason why the proportion of completions on these sites appears quite modest was due to the large number of completions on allocated sites in 2003/04, particularly at Whiteley and Knowle.
- 2.6 Affordable Housing These contributed only 8% of the completions in 2003/04 (50 dwellings). There were, however, a much higher number of permissions granted in 2003/04, totalling 160 units, which should feed through as completions in subsequent years. In most cases, the percentage of affordable housing negotiated on qualifying sites has met or exceeded the 30% requirement currently in operation (Figure 5).
- 2.7 Future Supply Figure 8 of the HMR sets out the various expected sources of housing supply for the remaining Local Plan period. In total this exceeds the remaining Structure Plan requirement (3430) by some 1403 dwellings. However, experience suggests that not all of the urban capacity sites will be completed in the Plan period, although they may to some extent be offset by windfall sites.
- 2.8 Taking account of development 'in the pipeline' (with planning permission) as shown in Figure 9, it is concluded that the situation with regard to the non-MDA requirement is very sound. Setting aside the MDA requirement of 2000 dwellings, about 80% of the non-MDA provision is already permitted. The non-MDA supply is therefore expected to significantly exceed the strategic requirement and to make up for any shortfall of provision within the West of Waterlooville MDA during the Plan period.
- 2.9 The main area of uncertainty therefore is the level of completions that will be achieved within the West of Waterlooville MDA. One of the prospective developers of the MDA has now submitted a planning application and the other is expected later this year. Once permissions are granted for the MDA, a very high proportion of the remaining Structure Plan requirement will have permission, well before the end of the Plan period. The HMR predicts the completion of about 1600 dwellings in the MDA by 2011 but, even if this is not achieved, the over-provision of non-MDA dwellings is expected to exceed any shortfall within the MDA.
- 2.10 Urban Capacity Study Update The HMR includes at Appendices 1 and 2 a schedule of urban capacity sites, allocations and sites with planning permission, which is updated annually, along with maps of those sites within

the District's settlements. This shows the situation as of April 2004 and updates the original Urban Capacity Study 2001. The maps provide a useful record of development progress since 2001 and show the following for each settlement:

- Original Urban Capacity Study (UCS) sites which do not yet have planning permission (in red);
- Sites within the settlements with planning permission (in yellow);
- Sites in settlements which have now been completed (in green);
- Sites allocated for housing in the adopted (1998) Local Plan (in blue).

3 Conclusion

3.1 The Housing Monitoring Report concludes that adequate provision is being made for housing to meet the District's Structure Plan requirement. On the face of it, the various sources of supply are sufficient to considerably exceed the strategic requirement. There is, however, uncertainty over the amount of housing that will be completed at the West of Waterloo MDA within the Plan period. Nevertheless, completions overall in the Plan period are still expected to significantly exceed the Structure Plan requirement.

3.2 This is also the conclusion that was submitted in the Council's evidence to the recent Local Plan Inquiry, based on the previous HMR. The Inspector will reach a view on the adequacy of the Plan's housing provisions, and the suitability of its strategy for accommodating housing, and will make recommendations accordingly. Even if the Council felt that there was a need to adjust the housing provision to address any perceived shortfalls or over-provision, this would not be appropriate given that the Inspector's Report will address this issue and that is likely to be received in summer 2005. Accordingly, it is recommended that the contents of the HMR be noted and that the Report be published as a background document to the Local Plan Review.

4 OTHER CONSIDERATIONS:

4.1 None

5 CORPORATE STRATEGY (RELEVANCE TO):

5.1 The content of this report is relevant to the key aim of providing affordable housing within a pleasant environment.

6 RESOURCE IMPLICATIONS:

6.1 Budget provision exists to meet the costs of publishing the Housing Monitoring Report and these will be partially recouped through sales of the document.

BACKGROUND DOCUMENTS:

Statistics and monitoring information held within the Planning Department.

APPENDICES:

Appendix 1. Housing Monitoring Report No.3 2005