

Agenda
Session 2 – 13.30 Tuesday 4 February 2020
Matter 2
Housing Land Supply Update

Background

Following the Inspector's post-hearing advice, in early 2019 the Council consulted on the Housing Implementation Strategy (HIS) of January 2019 (EL7.001) and associated documents. After considering the responses to the consultation the Inspector wrote to the Council (EL9.001). The Council then consulted on the Schedule of MMs together with an updated HIS (July 2019) (EL10.004) which contained a housing trajectory with a base date of 31 March 2019.

This matter explores the up-to-date housing supply position (31 March 2019); the Housing Implementation Strategy, trajectory and the assumptions behind housing supply; whether there will be a five-year housing land supply on adoption of the Plan; and whether a five-year housing land supply is likely to be maintained through the LP period.

Issues

1. Housing Supply Position

1.1. Does MM9 reflect the up-to-date housing supply position for the Plan period (31 March 2019)?

The Council note that a commitment at Brookhouse Way, Cheadle was excluded from the previous figures. MM9 (Policy SS4) is proposed to be further modified to reflect this commitment (see EL12.020a).

1.2 Are any further modifications required to Policy SS4 and MM9 e.g. in relation to the application of the 10% lapse rate?

Tables 7.2 and 7.3 and the lapse rates therein need to be modified to reflect the additional commitment referred to above (see MM9 and EL12.020a). The trajectory in the HIS needs to include the lapse rate as a separate line and this is illustrated by an updated trajectory attached to the Council's statement.

1.2a Does the trajectory graph in Appendix 7 to the Plan (MM72) need any further amendment to reflect the lapse rate?

Policy SS4 as further modified by EL12.020a and MM9 shows a net housing requirement of at least 3763 dwellings¹ whereas total potential provision is

¹ MM9 originally showed a net housing requirement of 3802 dwellings but has been adjusted to reflect the additional commitment referred to above.

shown as 3419 dwellings.

1.2b Should Policy SS4 (and MM9) be further modified to include 'at least 3763 dwellings'?

1.3 Is the likely shortfall in supply against the overall requirement justified taking into account paragraph 47 of the Framework?

The Council notes that paragraph 47 of the Framework does not include an absolute requirement to identify sites for the full plan period. The Council believes it can show provision for at least 13 years by which time a review of the Plan will have taken place.

The hearing will explore the implications of the phrase 'where possible' in paragraph 47 and the High Court judgement (EL12.015a).

1.4 How would the Council envisage that the shortfall would be made up over the Plan period?

The Council points to the monitoring that will be undertaken and that would identify the need for a review to bring additional sites forward.

2. Housing Implementation Strategy (HIS)

2.1 Are the assumptions which underpin the housing trajectory justified, taking into account:

- a. Past performance in terms of completions;*
- b. Anticipated lead-in times, start dates and build-out rates on sites to be allocated;*
- c. Anticipated lead-in times, start dates and build-out rates on sites with outline planning permission;*
- d. Anticipated lead-in times, start dates and build-out rates on sites with detailed permission;*
- e. build-out rates on sites which have commenced; and,*
- f. Site specific evidence (or lack of it) about particular sites.*

The Council notes that completions since 2014 have been during a period when there have not been any housing allocations. The Council's statement refers to the anticipated lead-in times, start dates and build-out rates for allocations, sites with outline planning permission and sites with detailed permission. The delivery from the Blythe Vale site have been adjusted to reflect information from the developer. The Council has produced a list of sites included in the trajectory which will be examined at the hearing.

2.2 Does the HIS demonstrate that a five-year supply of housing land is likely to be maintained through the Plan period?

The Council notes that, notwithstanding the requirement to review the plan at least every five years, Policy SS4 states that 'if necessary, the Council will review the Local Plan to bring forward additional sites for development'.

3. Five-year housing land supply

3.1 Will there be a five-year supply of deliverable housing sites on adoption of the LP?

The Council considers that it will have a 5.32 years supply of deliverable housing sites on adoption. The updated calculation is included in the appendix to the Council's statement.

The Council refers to its intentions to work with landowners and developers to bring forward sites. The mechanisms are set out in the HIS and Housing Delivery Test Action Plan. The Council also points to signs of improvement in the housing market, particularly in the south of the District. It is also noted that the absence of an up-to-date plan with allocations has affected delivery.

The LP is being prepared under the transitional arrangements set out in paragraph 214 of the 2019 Framework. Notwithstanding this position, some representors have raised the point that, in the decision-making context, there is a more rigorous definition of deliverable in assessing whether or not there is a five-year supply of housing.

3.2 What are the implications, if any, of the revised definition of 'deliverable' within the 2019 Framework for the five-year supply?

Main Evidence Base

EL9.001 – Inspectors letter to the Council following consultation on the HIS of January 2019

EL10.001 - Schedule of Main Modifications (MM8 and MM9 in particular)

EL10.004 – Housing Implementation Strategy

EL7.002 - Background Information on Windfall Allowance and Justification

EL7.003 - Updated housing trajectory and supporting information

EL7.004 - Peak District National Park housing data

EL7.005 - Affordable housing provision and Ascent

EL7.006 - Blythe Vale location of approval for housing

EL7.007 - Blythe Vale site phase 2 access road approval

EL7.008 - Rural Areas Parish completions and commitments

EL7.009 - Planning applications and permissions on allocated sites

Participants

SMDC

Nina Pindham (on behalf of Robert Simcock)

Andy Williams of Advance Land and Planning (on behalf of Seabridge Developments)

John Coxon of Emery Planning (on behalf of Mr & Mrs Webb and Wainhomes)

Craig Barnes of Gladmans

Gregg Powell (on behalf of Cheadle Unite and Cheadle Town Council)

Richard Goodhall

John Steele (on behalf of Cheadle Unite)

Matthew Fox of Turley (on behalf of St Modwen)

Alan Corinaldi-Knott of Knights (on behalf of Harlequin Developments)

Statements

SMDC (EL12.016)

Robert Simcock (EL12.006)

Advance Land and Planning (EL12.007)

Cheadle Town Council (EL12.008)

Emery Planning for Wainhomes (EL12.009)

Emery Planning for Mr & Mrs Webb (EL12.010)

Turley for St Modwen (EL12.011)

Homes England (EL12.012)

Mr D Nixon (EL12.013)

Cheadle Unite (EL12.014)

Knights (EL12.015 and 15a)