

# Demonstrating Five Years' Housing Land Supply As at 1st April 2010

## Background

- PPS3
- Planning Inspectorate – Advice Produced by the Department for Communities and Local Government: Demonstrating a Five Year Supply of Deliverable Sites

## Demonstrating Five Years Land Supply against the adopted Regional Spatial Strategy (Targets are gross)

### Stage 1 - Identifying the level of housing provision to be delivered over the following five years

The West Midlands Regional Spatial Strategy (RPG11) requires a minimum housing land provision rate of 400 dwellings per year between 1<sup>st</sup> April 2001 and 31<sup>st</sup> March 2011 and 470 dwelling per year between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2021.

The land supply target for 1<sup>st</sup> April 2001 to 31<sup>st</sup> March 2015 is therefore 5,880 [4,000 (1<sup>st</sup> April 2001-31<sup>st</sup> March 2011) + 1,880 (1<sup>st</sup> April 2011-31<sup>st</sup> March 2015)].

5,478 dwellings were completed between 1<sup>st</sup> April 2001 and 31<sup>st</sup> March 2010, **so the level of housing provision to be delivered over the next five years is 402 (minimum).**

### Stages 2 & 3 – Identified sites that have the potential to deliver housing over the next five years

Land Supply Source	Capacity	Deliverable Capacity
Dwellings under construction	208	208
Sites with full planning permission	1,397	1,278
Sites with outline planning permission	201	201
Planning permissions, non-implementation discount	-85	-85
Allocated sites not yet started	100	0
North Solihull Regeneration Business Plan	1,539	1,539
Anticipated windfall sites 01.04.10 – 31.03.15	825	825
Suitable sites identified by the Strategic Housing Land Availability Assessment Interim Report	100	100
<b>Total</b>	<b>4,285</b>	<b>4,066</b>

Based on the Solihull Strategic Housing Market Assessment Interim Report

## Conclusion

**Housing land supply therefore exceeds the minimum housing land requirement by 3,664.**

## **Demonstrating Five Years Land Supply against the RSS Phase II Revision Panel Report**

**The Planning Inspectorate's advice on demonstrating a five year supply of deliverable sites states that local planning authorities should identify the level of housing provision to be delivered over the five year period using the most recently adopted part of the development plan, adjusted to reflect the level of housing that has already been delivered within the lifetime of the plan.**

**We are not required to provide an assessment of housing land supply against the emerging RSS, but the following assessment is provided to inform the emerging local development framework.**

### **Background**

The West Midlands Regional Spatial Strategy Phase II Revision Panel Report proposes a minimum housing land provision rate of 380 additional dwellings (net) per year between 1<sup>st</sup> April 2006 and 31<sup>st</sup> March 2026.

Following submission to the Secretary of State, Baroness Andrews wrote to the Government Office for the West Midlands asking them to commission further work to look at options that could deliver higher housing numbers. Nathaniel Lichfield and Partners were appointed and recommended three options that would increase Solihull's housing land provision target from 12,600 dwellings up to 20,600 dwellings.

The Council presented evidence to the Regional Spatial Strategy examination in public to demonstrate that the regional strategy could deliver around 10,000 additional dwellings in Solihull. The Panel have recommended that there is likely to be some flexibility in this figure on the grounds that the Council may be unduly pessimistic over the capacity of future town centre development and the future role of windfall development and considered that 10,500 (525 dwellings per annum) could be delivered without development within the Meriden gap, without risking an unsustainable short-term urban extension south of Shirley and without risking any more generalised threat to the environment of the Borough.

The Department for Communities and Local Government expect to publish the RSS proposed changes by July 2010.

**Stage 1 - Identifying the level of housing provision to be delivered over the following five years (Targets are net of losses through demolition and conversion)**

The West Midlands Regional Spatial Strategy Phase II Review Panel Report recommends a minimum housing land provision rate of 525 additional dwellings (net) per year between April 2006 and March 2026. The land supply target for 1<sup>st</sup> April 2006 to 31<sup>st</sup> December 2015 would therefore be 4,725 (525 x 9).

2,113 additional dwellings (net) were provided between 1<sup>st</sup> April 2006 and 31<sup>st</sup> March 2010, so the level of housing provision to be delivered over the next five years would be 2,612.

**Stages 2 & 3 – Identified sites that have the potential to deliver housing over the next five years**

Land Supply Source	Capacity	Deliverable Capacity
Dwellings under construction	208	208
Sites with full planning permission	1,397	1,278
Sites with outline planning permission	201	201
Dwellings to be lost	-571	-571
Planning permissions, non-implementation discount	-65	-65
Allocated sites not yet started	100	0
North Solihull Regeneration Business Plan	1,539	1,539
North Solihull Regeneration Business Plan – proposed demolitions	-378	-378
Anticipated windfall sites 01.04.10 – 31.03.15	825	825
Anticipated windfall losses 01.04.10 – 31.03.15	-75	-75
Suitable sites identified by the Strategic Housing Land Availability Assessment Interim Report	100	100
<b>Total</b>	<b>3,281</b>	<b>3,062</b>

Based on the Solihull Strategic Housing Land Availability Assessment Interim Report

**Conclusion**

**Housing land supply therefore exceeds the minimum housing land requirement by 450.**