

South Lakeland District Council
Planning Committee
Monday, 4 March 2019
Annual Report - Residential Monitoring for the
period 1 April 2017 to 31 March 2018

Portfolio:	Cllr Jonathan Brook, Deputy Leader and Housing, People and Innovation Portfolio Holder
Report from:	David Sykes, Director of People and Places
Report Author:	Lindsay Harrod, Development Strategy Technician and Laura Chamberlain, Senior Policy Planner, Development Plans
Wards:	Arnside & Milnthorpe; Bowness & Levens; Broughton & Coniston; Burton & Crooklands; Cartmel; Furness Peninsula; Grange; Kendal East; Kendal North; Kendal Rural; Kendal South & Natland; Kendal Town; Kendal West; Sedbergh & Kirkby Lonsdale; Ulverston East; Ulverston West;
Forward Plan:	Not applicable

1.0 Expected Outcome

- 1.1 The purpose of this report is to update Planning Committee on recent housing delivery in the district outside the National Parks. The report presents information on residential permissions and completions for the year to 31 March 2018.
- 1.2 The report also provides an update on the 5 year housing land supply position at 31 March 2018, as set out in the recently published 2018 Housing Land Position Statement (January 2019). As with last year's report, the 5-year position is assessed against the objectively assessed housing need (OAN) figure of **290** dwellings per annum in the Strategic Housing Market Assessment (SHMA, October 2017). The SHMA represents the best and most up-to-date evidence on housing needs in South Lakeland and as such provides the most robust basis for assessing 5 year land supply.

2.0 Recommendation

- 2.1 It is recommended that Members note the content of this report.

3.0 Background and Proposals

Housing Completions

- 3.1 This is the annual report for the monitoring period 1 April 2017 to 31 March 2018. Appendix 1 provides summarised monitoring figures for this period.
- 3.2 There has been an increase in the number of dwellings completed, with **291 dwellings** completed in the year ending 31 March 2018 compared to 245 in 2016/17. With the exception of the 370 dwellings completed in 2015/16, the latest housing figure is higher than the number of homes built in any year since 2006/07. The higher figure of 370 dwellings completed in 2015/16 was mainly due to the inclusion of

large, extra care developments in the figures for that year. Overall, the latest housing figures indicate continued strong performance in the local housing market, based on the foundation of increased land supply in the 2013 Land Allocations DPD. The Council is still awaiting the publication of the government's 'Housing Delivery Test' results which were due in November 2018, as it was intended that the result would be included in this monitoring report, but the publication of these results has unfortunately been delayed. The Housing Delivery Test will see each local planning authority being given a percentage score for its housing delivery against its local housing need figure and there will be implications where delivery falls below certain thresholds, such as the preparation of action plans. Based on the information provided by the government on how the Housing Delivery Test will be calculated we anticipate that our delivery figure will exceed 100% this year and we will not therefore be subject to any sanctions including preparation of an action plan.

- 3.3 Our evidence on recent permissions and completions suggests that housing delivery rates should remain strong over the next few years. The Housing Land Position Statement sets out estimates of dwelling completions for the next 5 years. The level of new residential permissions continues at a relatively high rate, totalling 604 (net) dwellings in 2017/18, compared with 323 in 2016/17 and 556 in 2015/16. The dwellings permitted in 2017/18 included a particularly large site at Nook Farm (Ulverston) of 335 units (outline permission). It is also encouraging that the level of affordable housing delivery remains high, amounting to 27% of all dwellings completed in the year. This is an increase from the previous year when affordable houses accounted for 20% of all residential completions. For the period 2014-18 28% of housing units completed were affordable. Of the planning permissions granted in 2017-18 28% of the units permitted are designated to be affordable properties, suggesting affordable housing delivery through the planning system should continue at similar rates to those seen in previous years.
- 3.4 Our completions data is used to provide annual returns to Government on the numbers of dwellings completed and will be used to calculate the new Housing Delivery Test noted above. The information is also reported in the Council's annual Housing Land Position Statement, which draws on annual consultation with land owners and developers of housing sites, and forms the basis for regular inter-team meetings in the District Council to consider what measures may be taken to help expedite the development of sites where they are not progressing as expected. Measures can include encouraging the involvement of Housing Associations and reminding land owners that undeveloped sites will be assessed afresh in the forthcoming Local Plan Review.

5 Year Housing Land Supply

- 3.5 Councils are required to annually identify a supply of specific deliverable sites to provide a minimum of five years' worth of housing against their local housing need. A Strategic Housing Market Assessment (SHMA), commissioned by the Council in 2017 provides an up-to-date assessment of objectively assessed housing need (OAN) of **290 dwellings** in the district (outside the National Parks) for the period 2016 to 2036. It also updates the assessment of need for affordable housing and other types of housing need including for self-build. The draft SHMA was the subject of stakeholder consultation and a Member presentation in July 2017, and the final report was endorsed by Cabinet on 29 November 2017.
- 3.6 On the basis of the identified housing need in the SHMA of 290 dwellings per year the 2018 Housing Land Position Statement identifies an **8.25 year** deliverable housing land supply. The statement was prepared using evidence on site deliverability provided by owners, agents and developers in response to the annual survey undertaken by the Development Plans team. It is worth noting that if land

supply were to be calculated based on the government's 'standard method' for calculating housing need (approximately 179 dwellings per year), the Council would have a 15.37 year housing land supply. The Council currently awaits the outcome of a government consultation on proposed changes to the standard method for calculating housing need. In the meantime the Council considers that its OAN from the 2017 SHMA remains the most robust assessment of local housing need. It uses the 2014-based household projections as a starting point, and the government has recently confirmed that these projections should continue to be used, rather than the recently published 2016-based household projections.

4.0 Consultation

- 4.1 The draft SHMA was the subject of stakeholder consultation in July 2017. The Housing Land Position Statement has not been the subject of a public consultation, but officers engaged directly with developers and agents in the process of developing it, to determine the likely deliverability of housing sites.

5.0 Alternative Options

- 5.1 If residential monitoring is not undertaken then the Council will not be able to provide information required in relation to National and Local Performance Indicators and will not be able to manage the housing supply in a sustainable manner.

6.0 Links to Council Priorities

- 6.1 This report links to the aim of 'Providing Housing to Meet Need'.

7.0 Implications

Financial, Resources and Procurement

- 7.1 The recommendations in this report do not have any cost implications.

Human Resources

- 7.2 The recommendations in this report do not have any staffing implications.

Legal

- 7.3.1 As Local Planning Authority, the Council is required, under the National Planning Policy Framework (NPPF), to ensure that it has policies in place which boost the supply of housing. There is also a requirement for the Council to ensure it has a five year housing land supply. Where it does not, the Local Plan policies relating to the supply of housing are considered out of date and the 'tilted balance' within the NPPF is then engaged.
- 7.3.2 This report sets out how the Council meets its needs and demonstrates that the Council has effective policies in place to boost the supply of housing.

Health, Social, Economic and Environmental

- 7.4 A Health, Social, Economic and Environmental Impact Assessment has not been carried out on this report.
- 7.5 The report is primarily a monitoring report, providing information on the number of dwellings built and the latest assessment of the 5-year housing land supply position. It is therefore considered that an Impact Assessment is not required.

Equality and Diversity

- 7.7 An Equality Impact Analysis has not been carried out on this report.
- 7.8 The report is primarily a monitoring report, providing information on the number of dwellings built and the latest assessment of the 5 year housing land supply position. It is therefore considered that an Impact Assessment is not required.

Risk

Risk	Consequence	Controls required
The risk associated with residential monitoring relates to the accuracy of the data presented.	Data gained from residential monitoring is used to assess the implementation and effectiveness of planning policy and inform decisions to review policy. Monitoring information is also used to justify and, if necessary, defend decisions in relation to planning applications. Accuracy is therefore important as information can be challenged at examinations and public inquiries.	Permissions and completions data is thoroughly crosschecked to ensure that residential monitoring is as accurate as possible and continuing improvements are being made to the monitoring system.

Contact Officers

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Appendices Attached to this Report

Appendix No.	Name of Appendix
1	Report on residential monitoring for the period 1 April 2017 to 31 March 2018 (annual report).

Background Documents Available

Name of Background document	Where it is available (If link doesn't work for you, copy URL into your browser instead and the document will open)
Core Strategy, October 2010	http://tinyurl.com/z9m7vq6
Land Allocations DPD, December 2013	https://tinyurl.com/y8hn42bx
Final SHMA October 2017	https://tinyurl.com/ybeko7d8
Housing Land Annual Position Statement 2018 (January 2019)	https://tinyurl.com/y9hhfbyr

Tracking Information

Signed off by	Date sent
Legal Services	08/02/2019
Section 151 Officer	08/02/2019
Monitoring Officer	08/02/2019
SMT	N/A

Circulated to	Date sent
Assistant Director	08/02/2019

Circulated to	Date sent
Human Resources Manager	N/A
Communications Team	N/A
Leader	N/A
Committee Chairman	N/A
Portfolio Holder	08/02/2019
Ward Councillor(s)	N/A
Committee	15/02/2019
Executive (Cabinet)	N/A
Council	N/A