

Agenda
Session 5 – 09.30 Thursday 23 May 2019
Matter 4
Housing Land Supply

This matter considers how the housing requirement will be met; whether those means of meeting the requirement have been justified and will be effective; and whether the LP will be able to maintain a five-year housing land supply (HLS).

In response to preliminary questions the Council has indicated that:

- The Strategic Housing Land Availability Assessment (SHLAA) figure of 13,233 homes referred to in para 4.22 does not include the Housing Growth Areas (HGA's) identified in this Plan but does include sites likely to be allocated in the Allocations and Designations Plan (A & D Plan);
- A table showing the components of housing land supply, similar to Table 22 of the Compliance Statement, will be included in the Plan (MM19);
- The Plan includes a flexibility factor of 8.5% within the projected supply, taking into account SHLAA sites and the Strategic Sites and HGAs allocated in this Plan;
- The evidence supports a small-sites allowance of 50 dpa but does not support a windfall allowance for larger sites as they are caught by the SHLAA threshold;
- An updated HLS position (31 March 2019) will be provided to inform discussion at the hearings (MM19);
- Additional text will be inserted into Section 6 of the Plan to summarise the five-year HLS position and the assumptions behind it (MM18); and,
- The Council propose to produce a Housing Implementation Strategy (HIS) later in 2019 (MM20).

Delivery from individual sites will be considered during Week 2 of the hearings.

Issues

1. Components of Housing Supply

1.1 Will the up to date housing supply position be clearly shown in the Plan (base date of 31 March 2019)?

The Council's up-to-date supply position with a base date of 31 March 2019 has been published as EX1.020.

1.2 Will the components of the housing supply that will meet the housing requirement be clearly shown in the Plan (Table 22 of the Compliance Statement refers)?

A table is to be included in the Plan (MM19).

1.3a Is the small sites allowance of 50 dpa justified by compelling evidence?

The Council refers to para 8.39 of the Compliance Statement and the average delivery of 47 dpa over the last 5 years from small sites.

1.3b To what extent has delivery from small sites been boosted by the change of use permitted development rights and is this source of supply likely to reduce?

1.4a Is the flexibility factor of 8.5% sufficient to ensure that the housing requirement

will be met over the Plan period?

The Council notes that the latest figures show a flexibility factor of 8.8% compared to a lapsed rate of 7.8% from applications over the last 10 years.

1.4b Should a lapse rate be included within the MM19 Table?

1.5a Is the allowance for demolitions of 20 units per year justified?

The Council has calculated average demolitions from the last 10 years discounting significant stock clearance which was outside the norm to support the figure which would be applied from year 6 onwards.

1.5b What is the basis for the demolition forecast of 30 units set out within the updated SHLAA, taking into account the response to 1.5a above?

1.5c Are there any further major renewal schemes which will result in significant demolition?

2. The Housing Trajectory and HIS

2.1a Is the data that supports the Housing Trajectory (Figure 34) based on realistic assumptions?

The Council refers to the basis for the assumptions informed by discussions with the SHLAA panel.

2.1b Have SHLAA sites previously agreed as not being deliverable been removed from the supply?

2.2 Will the HIS (when available) demonstrate that a five-year supply can be maintained through the plan period?

The Council points to the SHLAA trajectory together with the measures that are set out in the Plan at paragraph 6.9 and the actions and triggers as set out in the Monitoring Framework which will be expanded upon through the HIS.

3. Five Year Housing Land Supply

3.1a Is the use of a 5% buffer to calculate the housing land supply position appropriate?

The Council notes the above-target delivery over recent years which is supported by the recently published Housing Delivery Test measurement (186% in 2018).

3.1b Is there a table showing delivery against the requirement for the last 10 years in the evidence base (the Housing Trajectory is indicative and only shows 4 years of delivery)? If not can the Council produce one?

3.2 Is the inclusion of 250 units from small sites justified taking into account the need to avoid double counting?

The Council points out that small sites (4 units or less) are excluded from the SHLAA figures and those contained within Table 18 of the Compliance Statement so double counting is avoided.

3.3 Generally, are the assumptions about the delivery from commitments and allocations realistic taking into account past completions?

The Council refers to the assumptions within the SHLAA being endorsed by the SHLAA partnership.

3.4 Are lead in times and build out rates realistic?

The Council indicates that lead in times and build out rates are endorsed by the SHLAA panel.

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

The Council notes that the updated SHLAA shows 6.1 years supply at 1 April 2019.

4. The wording of the Policy SP8

4.1 Will Policy SP8 as worded be effective in ensuring the delivery of at least 745 dpa?

The Council considers that each element of the policy is reasonable, deliverable and evidence based.

4.2 Should the policy refer to measures that would be implemented in the event of under-delivery against the minimum target or does the Housing Delivery Test contained within the 2019 Framework provide sufficient safeguards in this respect?

The Council references para 6.9 of the Plan, together with the Monitoring Framework and proposed HIS as providing the necessary measures. Proposed AM32 is also relevant.

4.3 Should Policy SP8 or its explanation include reference to supporting sustainable sites which are not otherwise identified?

4.4 Should Policy SP8 refer to 745 'net' additional dwellings per year?

Main Evidence Base

SD.13 – Monitoring Framework

SD.22 - SHLAA

SD.66 - Compliance Statement

EX1.008 & EX1.010 – Council responses to Inspector's preliminary questions

EX1.018 - Schedule of Main Modifications

EX1.020 – SHLAA Update May 2019

Statements

EX5.001 - Sunderland City Council

EX5.002 - Andrew Rose - Spawforths (Barratt & David Wilson Homes) (ID992525)

EX5.003 - Lucie Jowett - Barton Willmore (Church Commissioners for England) (ID1019692)

EX5.004 - Phil Jones - Homes England (ID1175997)

EX5.005(a) - Chris Smith - Lichfields (Story Homes-Norman Elliott) (ID963421)

EX5.005(b) - Chris Smith - Lichfields (Story Homes-Michael Ford) (ID963412)

EX5.006 - Chris Smith - Lichfields (Taylor Wimpey) (ID1120527)

EX5.007 - Chris Smith - Lichfields (Hellens) (ID1169009)

EX5.008 - Chris Smith - Lichfields (Burdon Lane Consortium) (ID1131101)

EX5.009 - Joanne Harding - Home Builders Federation (ID433951)

EX5.010 - James Reid - Hedley Planning (Miller Homes) (ID497082)

Participants

Sunderland City Council

Name	Company	Representing	ID Number
Chris Smith Neil Westwick Richard Newsome	Lichfields	Story Homes	963412
Chris Smith Neil Westwick Steve Willcock	Lichfields	Taylor Wimpey	1120527
Chris Smith Neil Westwick Gavin Cordwell-Smith Katie Rumble	Lichfields	Hellens	1169009
Chris Smith Neil Westwick	Lichfields	Burdon Lane Consortium	1131101
Phil Jones	Homes England		1175997
George Martin		Springwell Village Residents' Association	868362
Andrew Moss	Ward Hadaway	Mr Delaney	1036112
Joanne Harding	Home Builders Federation		433951
Katie Wood	R & K Wood Planning LLP	Clive Milner	1171236
Stephen Courcier	Spawforths	Barratt & David Wilson Homes	992525
James Reid	Miller Homes		497082
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