Huntingdonshire Local Plan to 2036 Examination

Matter 12: The supply and delivery of housing land

Note for the Inspector Regarding Other Sources of Housing Supply

Huntingdonshire District Council
28 September 2018

Potential other sources of housing supply background information

Windfall sites of 10 or more dwellings

The following sites have been granted planning permission since the Annual Monitoring Report 2017 was prepared and were not included in the housing trajectory. They may thus be considered as 'windfall' sites:

- Gladman's Bluntisham Road, Needingworth – 120 dwlgs
- Riversfield, Little Paxton – 195 dwlgs
- Huntingdon Street, St Neots – 36 dwlgs
- South Street, St Neots – 12 dwlgs
- Total = 363 dwlgs

The level of windfalls in previous years has been high as formal housing land allocations have not been made since the Huntingdon Local Plan Alteration (2002) other than in the Huntingdon West Area Action Plan (2011). This has been further increased by the application of the 'tilted balance' since July 2017.

It is anticipated that once the Local Plan is adopted the number of windfall sites coming forward will significantly reduce. To ensure that potential supply is not over-estimated no further allowance has been made in this category above that for sites already granted planning permission, although in reality some are likely to come forward.

Small sites of 1 to 9 dwellings

An assessment has been undertaken of completions on small sites between 2002 and 2018. To reach the annual figures the following factors have been taken into account:

- All sites on garden land have been removed although NPPF para 48 only specifies this for calculation of the 5 year supply
- All completed dwellings have been measured as net figures, so where for instance a single replacement dwelling is completed this is counted as a net figure of zero
- All dwellings completed under the 'prior approval' category have been removed to eliminate potential for double-counting

Table 1: Completions on small sites by year 2002 to 2018

Year No	Year	Small site completions
1	2002/03	120
2	2003/04	190
3	2004/05	129
4	2005/06	170
5	2006/07	116
6	2007/08	162
7	2008/09	132

Year	In number order
2013/14	75
2009/10	85
2010/11	90
2017/18	102
2014/15	106
2012/13	108
2015/16	109

8	2009/10	85
9	2010/11	90
10	2011/12	121
11	2012/13	108
12	2013/14	75
13	2014/15	106
14	2015/16	109
15	2016/17	117
16	2017/18	102
	Total	**1932**

2006/07	116
2016/17	117
2002/03	120
2011/12	121
2004/05	129
2008/09	132
2007/08	162
2005/06	170
2003/04	190
Total	**1932**

Table 2: Average completions on small sites by year 2002/03 to 2017/18

	2002/03 to 2017/18	**Projected over final 18 years of plan**	**Projected over 15 years 21/22 onwards**
Minimum	75		
Maximum	190		
Mean	120.75	2173.5	1811.25
Median	116.5	2097	1747.5
Minus highest and lowest 3 then averaged	116	2088	1740

Based on the above evidence the figure of 1,740 was put forward as a potential 'other source' of supply not covered elsewhere.

No further discount has been applied as the anticipated number is based on completions not planning permissions granted. This was based on EXAM/24 which saw no projected completions on small sites in2021/22 onwards. It is acknowledged that the revised trajectory presented in EXAM/26 estimates 19 completions within 2021/22. 118 dwellings were permitted in 2017/18 which are not included in the trajectory so the completions estimate for 2012/22 is amended to reflect the balance of 97.

It is considered reasonable to anticipate that appropriate sites will continue to come forward within this category because:

- proposed policies LP2 and LP7 to LP10 make specific allowance for them
- the built up areas definition set out in paragraphs 4.79 to 4.84 and the following guidance table on interpretation have been consciously written to be more flexible than the previous definition in the Core Strategy (2009) to support the aspiration set out in paragraph 4.19 of the supporting text to Policy LP2 '*to facilitate appropriate opportunities for villages to grow organically and to support a living, working countryside capable of adapting to changing needs*'.

Prior approvals

The first prior approvals completion generating an addition dwelling in Huntingdonshire was recorded in 2013/14. There is only five years of data on completions on which to base projected future completions. The trajectories submitted as EXAM/24 and EXAM/26 only made allowance for prior approval completions within 2017/18 and 2018/19.

Table 3: Prior approval completions from 2013/14 to 2017/18

Year	Prior Approvals Completions
2013/14	1
2014/15	3
2015/16	77
2016/17	75
2017/18	38
Total	**194**

Year	In number order
2013/14	1
2014/15	3
2017/18	38
2016/17	75
2015/16	77
Total	**194**

Table 4: Average prior approval completions by year 2013/14 to 2017/18

	2011/12 to 2017/18	Projected over final 18 years of plan	Projected over 15 years 21/22 onwards
Minimum	1		
Maximum	77		
Mean	38.8	698.4	582
Median	38	684	570

Of the prior approvals identified in EXAM/24 25 were anticipated to complete to 2017/18 and 102 in 2018/19. Actual completions achieved in 2017/18 were 35 and approvals for 4 dwellings lapsed, equivalent to a lapse rate of 3%.

Predicting future completions based on a limited time series has limited reliability but taking the median average of 38 and discounting this by 3% results in an estimate for this source of 37 dwellings per year.

For the hearing session on 25 September 2018 this annual figure of 37 potential additional dwellings was calculated based on the remaining 18 years of the plan period set out in EXAM/24 giving a total of 666 dwellings. When using the revised EXAM/26 this would result in double counting of the 92 dwellings anticipated for completion in 2018/19. Consequently the figure is reduced to 574 dwellings.

Rural exceptions

Rural exceptions housing proposals may currently only include a minimum amount of market housing as is essential to make the scheme financially viable where grant funding cannot be obtained. The delivery of rural exceptions housing has become increasingly challenging due to reduced public subsidy over the last 10 years.

The proposed policy LP30: Rural exceptions housing differs significantly from this for several reasons as it aims to:

- provide greater opportunities to meet local housing need
- provide a greater incentive for landowners to make land available for rural exceptions housing
- avoid the cost and delay arising from the need to undertake viability work to justify the proportion of market housing proposed
- help maintain sustainable communities
- widen the range of settlements where a rural exceptions scheme may be acceptable
- significantly boost the contribution of affordable housing delivered through rural exceptions schemes

Table 5: Recently completed rural exceptions schemes

Scheme	Developer	Date completed	Affordable dwellings	Market dwellings	Percentage market housing included
Wiggs Farm, Warboys	Havebury	2015/16	19	0	0%
Hermitage Road, Earith	Befordshire Pilgrims Housing Association	2015/16	11	0	0%
Hill Rise, Brington	Cross Keys Homes	2016/17	4	0	0%
Bluntisham Road, Colne	Hastoe housing Association	2017/18	10	2	16.6%
Hill Rise, Brington	Cross Keys Homes	2016/17	4	0	0%
Hill Rise, Brington	Cross Keys Homes	2017/18	4	0	0%
		Total	**52**	**4**	**7.1%**

Table 6: Current schemes and those under consideration

Scheme	Developer	Status	Affordable dwellings	Market dwellings	Percentage market housing included
Paxton Road Farm, Offord d'Arcy	Cross Keys Homes	Site under construction; completion expected early 2019	20	0	0% (following funding from homes England and the Cambridge and Peterborough Combined Authority)
Bluntisham Road, Needingworth	Luminus	Commencement expected late 2018	10	4	28.6%
Wood End, Bluntisham	Hastoe Housing Association	Commencement expected late 2019; approved subject to S106	11	9	45%
Middlemoor Lane, Ramsey St Mary's	Luminus	Acceptable in principle; decision outstanding	8	3	27%

		pending finalisation of drainage details			
		Total	**49**	**16**	**24.6%**

A marked upturn has been seen in applications in the last year since the revised draft policy was published with a total of 45 dwellings (29 affordable: 16 market). This represents an average of 35.6% market housing within the schemes. It is hoped that if the policy is adopted this upward trend will continue with the policy stimulating additional sites to come forward.

Based on the most recent applications a figure of 45 dwellings per year might be considered to be reasonable.

For the hearing session on 25 September 2018 this annual figure of 45 potential additional dwellings was calculated based on the remaining 18 years of the plan period set out in EXAM/24 giving a total of 810 dwellings. When using the revised EXAM/26 a 17 period remains consequently the figure is reduced to 765 dwellings.

Summary of other potential sources of supply

Source of supply	Potential dwellings based on EXAM/26
Known windfalls	363
Small sites at 116 per year for 15 years from 2021/22 onwards (-the 19 already in the trajectory for 2021/22)	1,721
Prior approvals at 37 per year for 17 years from 2019/20 onwards	629
Rural exceptions at 45 per year for 17 years from 2019/20 onwards	765
Total	**3,478 ***

* Reduced from the 3,579 dwellings discussed at Matter 12 on 25 September 2018 to reflect amendments made to the trajectory between EXAM24 and EXAM26.

EXAM/26 Revised Housing Trajectory with Other Sources of Supply

Dwellings sources	Completions 2011/12 to 2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total 2011-2036
Trajectory from EXAM/26	4,421	1148	1248	1562	1685	1659	1398	1127	955	783	635	675	780	800	800	780	655	465	460	22,036
Other sources of supply																				
Known windfalls (363 total)					48	50	75	75	75	40										363
Small sites at 116 per year					97	116	116	116	116	116	116	116	116	116	116	116	116	116	116	1721
Prior approvals at 37 per year			37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	629
Rural exceptions at 45 per year			45	45	45	45	45	45	45	45	45	45	45	45	45	45	45	45	45	765
Sub-total other sources of supply			82	82	227	248	273	273	273	238	198	198	198	198	198	198	198	198	198	3,478
Total supply for the plan period	**4,421**	**1,148**	**1,330**	**1,644**	**1,912**	**1,907**	**1,671**	**1,400**	**1,228**	**1,021**	**833**	**873**	**978**	**998**	**998**	**978**	**853**	**663**	**658**	**25,514**