

# **Barnsley Housing Land Availability Assessment 2009**

## **5 Year Housing Land Supply 2009 – 2014 Report**



**BARNSLEY**  
Metropolitan Borough Council

**PREPARED BY BARNSELY METROPOLITAN BOROUGH COUNCIL**

# **Barnsley Housing Land Availability Assessment 2009**

## **5 Year Housing Land Supply**

### **1. Introduction**

Planning Policy Statement 3: Housing (PPS3) states that local planning authorities should set out in Development Plan Documents (DPD) policies and strategies for delivering the level of housing provision that will enable a continuous delivery of housing for at least 15 years from the date of adoption of the relevant DPD. Authorities should identify sufficient specific deliverable sites to deliver housing in the first five years, and, where possible, for years 6-10. Where specific sites cannot be identified for years 6-15, broad locations for future growth can be included.

This is a follow up to the earlier reports for the periods 2007-2012 and 2008-2013. This report demonstrates that there is a sufficient land supply for the 5 year period from 1 April 2009 to 31 March 2014 which satisfies the requirements of PPS3.

### **2. Policy Context**

#### ***PPS3***

PPS3 was published in November 2006 and outlines the Government's objective of ensuring that the planning system delivers a flexible, responsive supply of land. It states that local planning authorities should draw on 'information from Strategic Housing Land Availability Assessments (SHLAA) and or other relevant evidence' to identify sufficient specific deliverable sites to deliver housing in the first five years.

The Council has published the Barnsley SHLAA on the Councils website. It has been produced in collaboration with stakeholders and in line with practice guidance on SHLAA which was published by CLG in July 2007. The SHLAA sets out the 'forward look' with regard to the borough's housing land supply. This report informs and in part updates the SHLAA. A five year supply report will be published annually.

#### ***Regional Spatial Strategy (RSS)***

The RSS sets out the housing requirement for each local planning authority within its area. The RSS was approved by Government in May 2008 and became part of the development plan for the borough. The housing requirement for Barnsley is for 1015 dwellings net per annum between 2008 and 2026.

#### ***Growth Point***

In July 2008 the Council was awarded Growth Point status by the Government for the period 1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2017. In practice this means that the Council has committed to delivering an uplift of 21% on its RSS housing provision figures.

Barnsley is a partner in two Growth Point Partnerships. These are the Doncaster and South Yorkshire Growth Point and the Leeds City Region Growth Point.

Table 1 below shows the housing trajectory for the borough. The trajectory starts in 2004 to conform to the period from which the RSS applies.

**Table 1 – Housing trajectory for period 1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2014 in context of RSS and Barnsley Growth Point\***

Year	New Dwellings	Demolitions	Net Dwellings	Target	Difference
2004	1426	192	1234	840	394
2005	1497	166	1331	840	491
2006	1111	177	934	840	94
2007	1115	171	944	840	104
2008	1509	355	1154	840	314
2009	1096	236	860	1015 (1228*)	-155 (-368*)
2004-2009	7754	1297	6457	5215 (5428*)	1242 (1029)
2010	1485	250**	1235	1015 (1228*)	220 (+7*)
2011	1484	250**	1234	1015 (1228*)	219 (+6*)
2012	1484	250**	1234	1015 (1228*)	219 (+6*)
2013	1484	250**	1234	1015 (1228*)	219 (+6*)
2014	1484	250**	1234	1015 (1228*)	219 (+6*)
2010-2014	7421	1250	6171	5075(6140*)	1096 (+31*)

\* Growth point target for period 1<sup>st</sup> April 2008-31<sup>st</sup> March 2017 is to achieve 21% uplift on RSS target of 1015 homes pa.

\*\* These demolition numbers are assumptions based on averages of past clearances.

The level of demolition of housing is associated with available funding for housing market renewal (HMR) activity. There is no long term clearance programme for Barnsley. At this time funding is available until 31<sup>st</sup> March 2011.

***DCLG Advice to Government Offices and the Planning Inspectorate (April 2007)***

This advice outlines for Government Offices and the Planning Inspectorate guidance issued for local authorities in PPS3. It elaborates on guidance in paragraph 54 on assessing deliverability.

**3. Windfalls**

The Council has not included any windfall sites without planning permission or included any assumed forward supply that may be provided by windfalls in the five year housing land supply demonstrated by this report. An analysis of the contribution that windfalls have made historically to the housing supply in the borough can be found in Appendix 3 of the SHLAA Methodology which is available on the Councils website.

#### 4. Demolitions

Recent clearance in HMR areas has generally resulted in a net increase in housing by way of replacement on site. Consequently the HMR programme has not required additional housing sites and this is likely to be the case for future clearance activity.

As a result there is no provision required in the 5 year supply for a reduction of supply due to HMR activities.

The level and timing of clearance is dependent on the availability of government funding for housing market renewal activity, together with the progress of renewal implementation programmes. Consequently the level and timing of demolitions shown in table 1 are assumptions based on averages of past clearances.

#### 5. Process

There are three main stages to the process of assessing the land supply as set out in PPS3;

1. Identify housing provision figure
2. Identify potential sites
3. Assess whether potential sites are deliverable.

While this process has been broadly followed, a number of assumptions have been made which are outlined below.

#### **The 5 year Housing Land Supply in Barnsley Borough**

##### Stage 1 Identify housing provision figure

The first stage in assessing the land supply is to identify the housing provision figure. As stated above the figures in the approved RSS are to be used. These figures give a total for 5 years of 5075 dwellings made up as follows:

5 years at 1015 dwellings per annum	5075
<b>Total</b>	<b>5075 (net)</b>

Additionally, following the awarding of growth point status to the borough in July 2008, the Council has committed to delivering a 21% uplift on RSS housing provision figures. This gives a total for 5 years of 6090 made up as follows:

5 years at 1228 dwellings per annum	6140
<b>Total</b>	<b>6140 (net)</b>

##### Stage 2 Identify potential sites

The Housing Land Availability System is updated annually in April. On the system there are records of all sites with planning permission for residential development (including those under construction) and all sites allocated in the Unitary Development Plan (UDP) for housing.

### Stage 3 Assess whether potential sites are deliverable

In stage 3 all the potential sites were assessed for their deliverability, as described in paragraph 54 of PPS3. As part of the assessment a number of assumptions were made as follows;

- Sites with planning permission have a reasonable possibility of delivering housing and therefore have not been individually assessed in terms of their deliverability.
- Allocated UDP sites which are still undeveloped have been assessed for deliverability. The UDP has been through a public inquiry and is the adopted development plan.
- Housing requirements are based on the approved RSS (5 years at 1015 net dwellings) plus the growth point mark-up of 21% on top of the RSS requirement.

Assumptions have been made about when sites with outline/full planning permission and remaining UDP housing allocations will come forward. Table 2 below shows how timing assumptions were made according to the sites' status and the number of dwellings proposed.

Where sites are allocated the capacity has been used in place of the number of dwellings proposed. Capacity is generally calculated at 35 dwellings per hectare. Historically, as demonstrated in recent Annual Monitoring Reports, densities have been higher than this and this is reflected in the densities used in the SHLAA. However the UDP is still the borough's development plan and Supplementary Planning Guidance 2: The Design and Layout of New Housing lays out a minimum density of 35 dwellings per hectare.

<b>Table 2 - Rate of Development – Commitments – From 1 April 2009 – 31 March 2014</b>					
Site Status	Number of Dwellings				
	< = 20	21-50	51-100	101-200	> 200
Under Construction	All	All	All	All	All
With Full Planning permission	All	All	All	80%	66.6%
With Outline Permission	All	All	All	60%	50%
Allocated	All	66.6%	66.6%	50%	40%

1. Table based on assumption that smaller sites are easier and quicker to develop.
2. Table assumes sites with outline permission will generally be developed later due to need to obtain reserved matters permission.

Table 3 overleaf is a summary showing the supply distributed amongst the UDP Community Areas after the assumptions, shown in table 2 above, have been applied.

**Table 3 - Housing Supply in Barnsley MBC at March 2008 for Period 1 April 2009 – 31 March 2014**

Column	A	B	C	D	E	F	G	H	I
UDP community area	Dwellings under construction	Dwellings on all sites with full PP	Dwellings on sites with full PP deliverable over 5 years	Dwellings on all sites with outline PP	Dwellings on sites with outline PP deliverable over 5 years	Dwellings on sites allocated in UDP	Dwellings on allocated sites deliverable over 5 years	Total 5 year deliverable supply of dwellings (sum of A + C + E + G)	Total supply of dwellings (sum of A + B + D + F)
Barnsley Town Centre	274	223	201	210	162	0	0	637	707
Barnsley Urban	289	1175	1091	775	528	523	312	2220	2762
Darfield	17	120	120	40	40	26	18	195	203
Darton	21	56	54	59	59	101	68	202	237
Dearne Towns	62	429	355	1003	596	266	153	1165	1760
Dodworth	6	34	34	10	10	0	0	50	50
Hoyland	48	264	264	138	138	267	178	628	717
North East Towns	60	282	249	59	59	348	199	568	749
Penistone	121	335	273	35	35	21	14	443	512
Royston	16	90	90	21	21	242	133	260	369
Western Rural	36	151	150	23	23	21	14	223	231
Wombwell	113	407	378	269	269	117	72	831	906
<b>Barnsley MBC</b>	<b>1063</b>	<b>3566</b>	<b>3259</b>	<b>2642</b>	<b>1940</b>	<b>1932</b>	<b>1160</b>	<b>7421</b>	<b>9203</b>
<b>RSS housing requirement 1 April 2009 – 31 March 2014 (net) + growth point mark-up</b>								<b>6140</b>	

**Table 4 – Planning Status of Additional 1.7 (cf to RSS requirements) Years Approximate Supply After 31 March 2014**

	Under construction	All sites with full PP (sum of B – sum of C, table 3)	All sites with outline PP (sum of D – sum of E, table 3)	Sites allocated in UDP (sum of F – sum of G, table 3)	Additional supply total (sum of I – sum of H, table 3)
Planning Status of additional 1.9 years supply	<b>0</b>	<b>307</b>	<b>702</b>	<b>772</b>	<b>1781</b>

In Tables 2 & 3 PP = planning permissions. For further information on the sites involved in the housing supply analysis please contact 01226 772630.

## 6. Conclusion

Table 3 above demonstrates that by using the 3 stage process described earlier we have identified a supply of **7421** dwellings, which satisfies the requirements of PPS3, for the 5 year period 1 April 2009 – 31 March 2014. This is made up of dwellings:

- currently under construction, 1063
  - on sites with full planning permission 3259
  - on sites with outline planning permission 1940
  - on UDP housing allocations which are still to be developed 1160
- Total: 7421**

As table 4 above demonstrates, an additional 1.7 years approximate supply after 2014 has been identified. This is made up of:

- on sites with full planning permission 307
  - on sites with outline planning permission 702
  - on UDP housing allocations which are still to be developed 772
- Total: 1781**

The SHLAA has identified in collaboration with stakeholders the additional supply for the periods 2008-2016 and 2016-2026 from sources other than sites with planning permission and or UDP housing allocations.