

DARLINGTON STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: UPDATE 6

September 2015

1. EXECUTIVE SUMMARY

Background

- 1.1 This strategic housing land availability assessment (SHLAA) Update 6 identifies sites with potential for housing development within Darlington Borough, assesses their potential and suitability for development, and the likelihood of development coming forward (availability and achievability) on each.

Scope of SHLAA Report

- 1.2 Because this work is being completed in late summer 2015, it sets out the five year deliverable land supply position for 2016-2021, and the long term developable supply position to 2031. In so doing, it encompasses all of the remainder of the adopted Darlington LDF Core Strategy plan period (2011-2026).
- 1.3 This Update 6 is based on responses received from developers, agents and landowners from late autumn 2014 to summer 2015, and housing completions data that was correct on 1st April 2015. Years 1-5 will be 2016-2021, Years 6-10 2021-2026 and Years 11-15 will be 2026-2031.
- 1.4 At the time of reporting, the Council had not agreed its up to date objectively assessed housing needs (OAN), or set a new housing requirement based on it. The SHLAA Steering Group considered what to do about this at its meeting in July 2015. It concluded that whilst the PPG suggests that the ONS 2012 household projections should be used as the starting point benchmark for assessing whether there is a five year supply of housing land or not, this was not appropriate for Darlington because the projection is 192 dwellings per annum, well below the Core Strategy target of about 350 dwellings per annum and the long term (17 year) average net completion rate, as monitored by DBC, of about 330 dwellings per annum. The Group agreed to benchmark against 350 dwellings per annum as an interim position until the Council agrees an up to date housing requirement based on the emerging work on OAN, expected in autumn 2015.
- 1.5 The SHLAA splits its consideration of specific deliverable and developable housing supply into two broad categories of sites :
- (i) sites with planning permission for new housing; and
 - (ii) sites without planning permission for new housing.
- 1.6 Sites in category (i) are drawn from the Council's own housing monitoring data on planning permissions and evidence, such as building control starts/completions and Council tax records. These indicate the progress of any development on each site. **The information was correct as of 1st April 2015.**
- 1.7 Sites in category (ii) are drawn from sites specifically submitted to the Council for inclusion in the SHLAA¹. The Council also contacts those who submit sites through the Council's pre-application

¹ this can be done at any time, and a form is available on the Council's website for this

process to see if they wish them to be included, and regularly reviews its own land to see if any more of it should be included. It also includes any sites that have been suggested for new housing in representations received in response to consultations on emerging local planning documents.

SHLAA Update 6 preparation timeline

- 1.8** The Council led the production of this Update 6. Work started in Autumn 2014 and was completed in September 2015. An outline and timeline for the process, which included a consultation on a refresh of the methodology, is set out in Figure 1.1 below.

Figure 1.1: SHLAA Update 6 Process and Timeline

- Winter 2014/15 house builder survey
- Winter 2015 methodology consultation
- March 2015 Steering Group meeting 1
- April 2015 minutes circulated
- July 2015 Steering Group meeting 2
- August 2015 consult Steering Group on draft SHLAA Update 6 report
- Early September 2015 finalise and publish final report

1.9. Bringing the findings together

- 1.10** Table 1.1 sets out the contribution that all the potential sources of housing supply considered in this report could make to delivering new homes in the next 5 years and next 15 years, and compares this with the net additional dwellings required.

Table 1.1: All sources of housing land supply, 2016-2031

| Sources of supply | 2016-21 | 2021-26 | 2026-31 |
|---|-------------|--------------|------------|
| Sites with planning permission less than 6 dwellings | 94 | 5 | 0 |
| Sites with planning permission for 6 or more dwellings | 880 | 708 | 185 |
| Sites without planning permission that are suitable, available and achievable | 1433 | 813 | 650 |
| Allowance for windfalls | 190 | 125 | 125 |
| TOTAL SUPPLY | 2597 | 1651 | 960 |
| 5 YEAR HOUSING LAND SUPPLY BENCHMARK (see Table 3.2) | 2270 | 2535 | - |
| SURPLUS/SHORTFALL | 327 | - 884 | |

- 1.11** In preparing this trajectory, regard has been had to market intelligence and market signals in estimating the lead in times for the delivery of schemes and the rate of build out. It is noted that the latter as lower than forecast by the Steering Group previously. There is a supply of suitable, available and deliverable housing land to deliver 2597 dwellings in the five year period 2016-2021. This is made up of 974 dwellings (38%) with planning permission on the 1st April 2015 and 1623 dwellings (62%) on sites without planning permission.
- 1.12** Until the Council's up to date objectively assessed housing need is published, the Council is measuring its five year supply against a benchmark agreed with the SHLAA Steering Group. Against this benchmark, the Council can demonstrate a five year supply, taking account of shortfall in delivery since 2011 and the need to provide choice and competition in the market for land.
- 1.13.** The information collected for this Update 6 also shows that there is housing land supply capable of delivering 1651 dwellings in the five year period 2021-26 and 960 dwellings in 2026-31.