

Cornwall

Strategic Housing Land Availability Assessment

Summary – September 2013

The status of sites included in SHLAA

A site's inclusion in an Assessment does not imply that it will be made available for housing. The SHLAA is a technical study and not a policy document. It will identify possible housing sites and assess overall housing potential but ultimately decisions on which sites should be brought forward for development will be determined through the Cornwall Local Plan process.

Introduction

1. The Strategic Housing Land Availability Study (SHLAA) has been prepared by Cornwall Council as part of the evidence base for the Cornwall Local Plan. The study, (hereafter referred to as the Cornwall SHLAA 2012) builds on and refreshes the original Cornwall SHLAA and the Camborne/Pool/Illogan/Redruth SHLAA published in March 2011 and November 2009 respectively. Whilst the original study focused solely on the main towns in Cornwall this new study extends the coverage to smaller towns and villages and also revisits the original assessment pulling the results together into a single document.

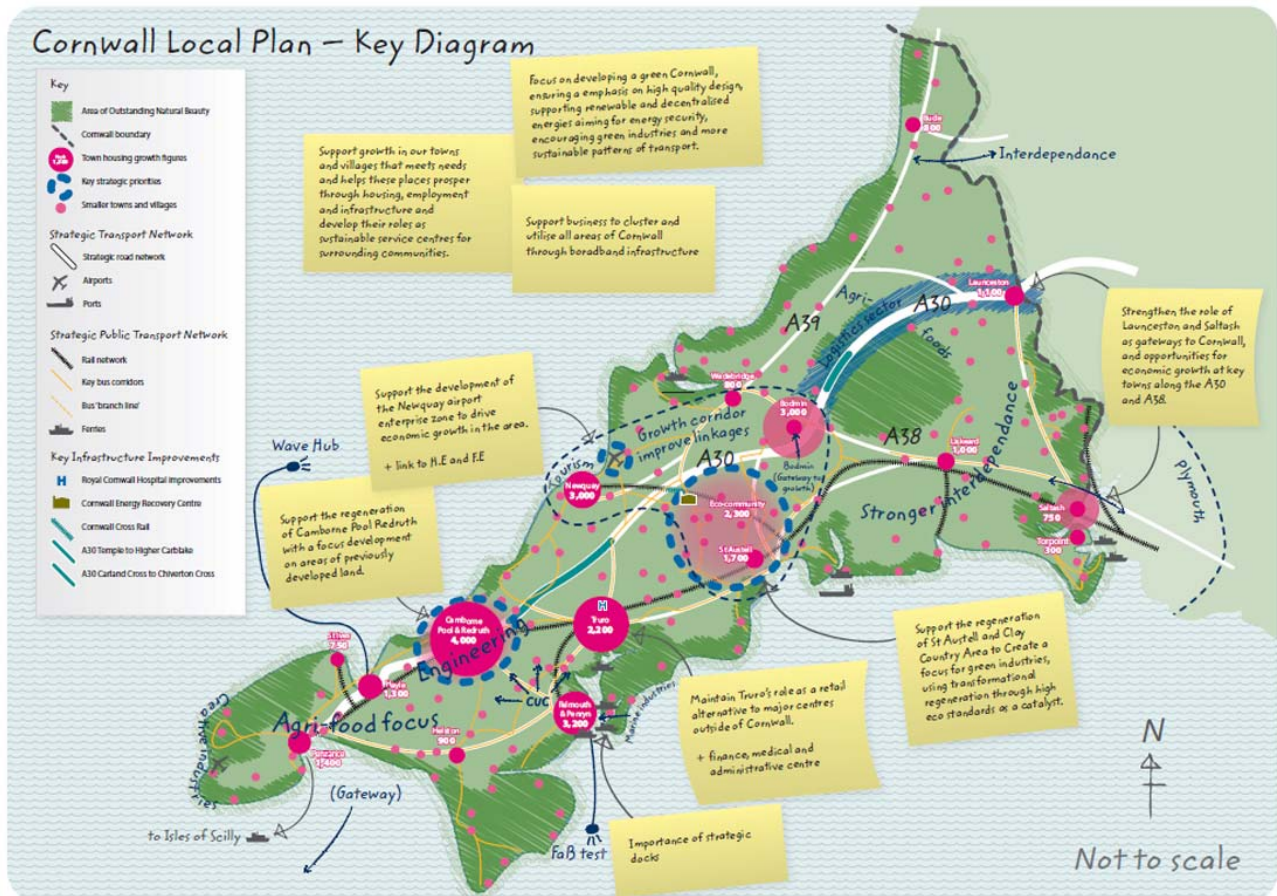
1,124 sites assessed and considered suitable	Suitable sites cover 6,067.71 hectares
Identified sites can deliver 105,605 dwellings over the next 15 years	14,692 deliverable dwellings expected to come forward within the next 1-5 year period
7.0 year housing supply identified (excluding buffer)	6.7 year housing land supply including a 5% buffer

2. The spatial strategy as set out in the 'Local Plan – Strategic Policies pre-submission document' is to support economic growth in Cornwall, ensure all communities and their services and facilities remain viable while protecting the quality of our environment. To deliver these ambitions a housing target of 42,250 in the period 2010 to 2030 was agreed for consultation by the Council.

3. Key to proposals in the Local Plan has been the production of an up to date Strategic Housing Land Availability Assessment (SHLAA). This study is an important part of the evidence base to support the delivery of sufficient land for housing, to meet the community's need for more homes and to inform housing policy within the Cornwall Local Plan. The assessment has identified sites with a potential to deliver 106,000 dwellings over the next 15 years.

Spatial Strategy

4. The Local Plan is the key document in identifying the growth and distribution that the Council believe could contribute to the housing supply in Cornwall and is based on a range of evidence including that held in the SHLAA.



The Cornwall SHLAA

5. This assessment is required by national planning policy, set out in the National Planning Policy Framework (NPPF) which states that 'to boost significantly the supply of housing, local planning authorities should:

- Identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements;
- Identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15'

6. The primary role of the Strategic Housing Land Availability Assessment is to:

- Identify sites with potential for housing;
- Assess their housing potential; and
- Assess when they are likely to be developed.

7. The assessment forms an integral part of the annual monitoring process and is an important evidence source to inform plan-making. It also provides background evidence on the potential availability of land in Cornwall for housing and the choices available for delivering housing.

8. The SHLAA does not determine whether any site is acceptable for future housing development; this will be determined through the Cornwall Local Plan, Site Allocations DPDs and also through planning applications assessed against the adopted Development Plan.

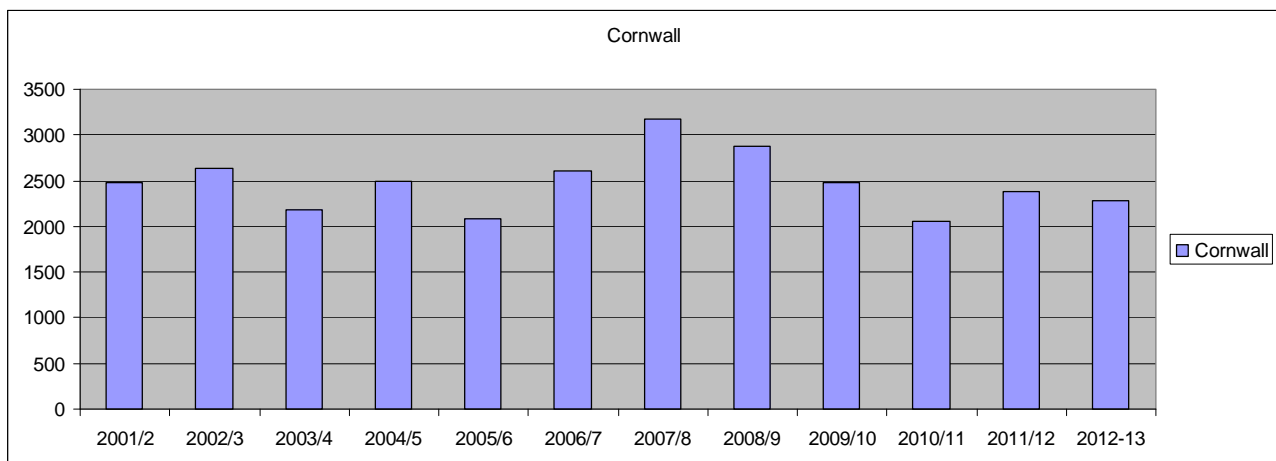
Housing Buffer

9. The NPPF advises that a 5% buffer should be applied to the five year supply of housing and that a larger 20% buffer should only be applied where there has been 'persistent under delivery' of housing.

10. When determining the buffer percentage for the five years supply the Council has compared housing delivery against the adopted Cornwall Structure Plan 2004-2016 (1,970 units per annum) and the emerging submission version of the Local Plan (2,090).

11. Cornwall has historically proved to be a prosperous housing market where housing completions have matched or outstripped development plan targets both of which have been regularly surpassed. This has continued to be the case despite the current recession and therefore the standard 5% buffer has been applied to the housing supply.

Cornwall Net Completions 2001-2013:



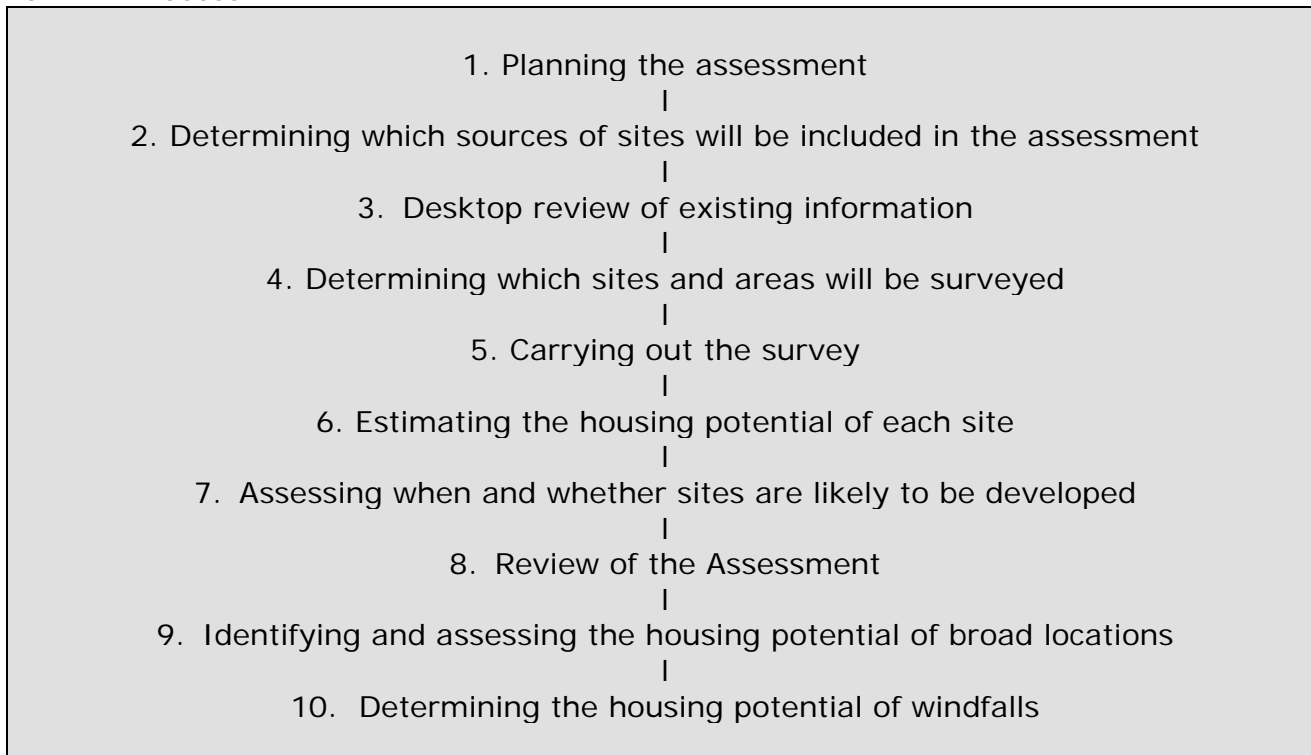
Methodology

12. The baseline for the study is 31st March 2012, and it provides an update to the document previously produced titled 'Cornwall Council Strategic Housing Land Availability Assessment March 2011 (Base date December 2009).

13. In accordance with the Cornwall-wide methodology, a site size threshold of 5 units or 0.1ha was applied for the Cornwall SHLAA 2011 sites. The SHLAA Practice Guidance states that studies should take account of the nature of the area covered and its land supply along with the resources available to meet the scale of the task to the best effect. For this reason this updated SHLAA set a threshold of 10 units or 0.2ha. This change was applied to make sure the study could be resourced effectively and importantly to ensure consistency with the housing trajectories which are produced by the Council annually as the basis for calculating housing supply.

14. Housing capacity of the sites is calculated on existing information such as outline and full planning permissions; pre-application discussions; development briefs, master plans and local housing allocations with identified indicative capacities. Where existing density information was not available, a density multiplier was applied to sites in specific geographical locations.

SHLAA Process:



Results of the SHLAA

15. The sites identified in the SHLAA can potentially provide **a total of 105,605 dwellings over the next 15 years.**

16. It also identified **14,692 deliverable dwellings** that were expected to come forward within the 1-5 year period.

17. The Local Plan states that 'development should seek to provide for 42,250 homes over the plan period at an average rate of about 2,100 per year to 2030. This will be phased as follows:

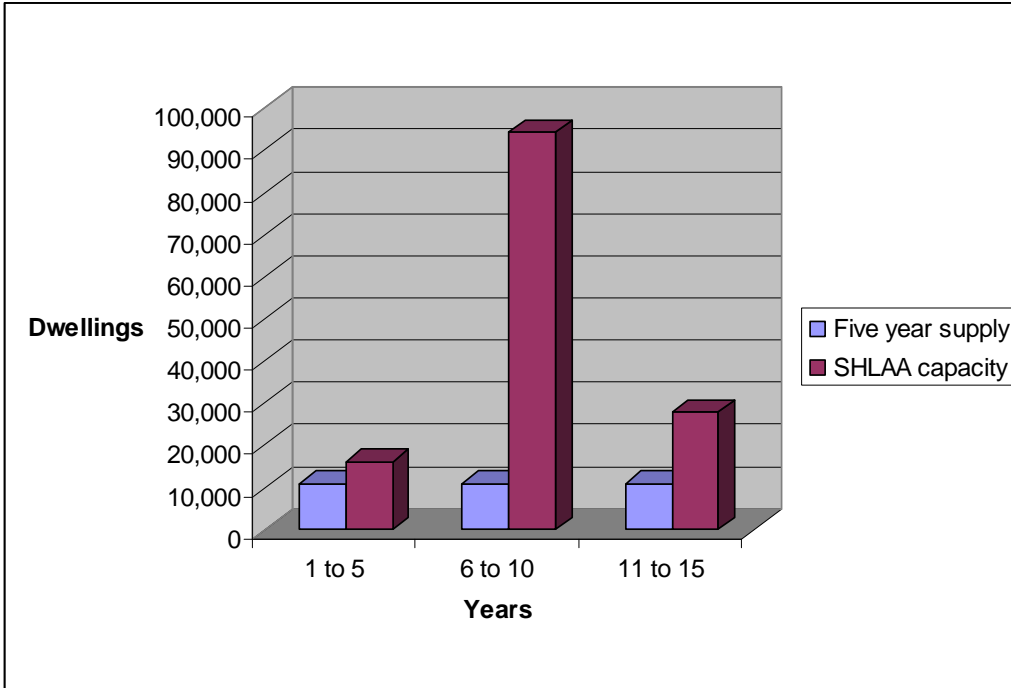
- 2010 to 2015 – at least 2,100 homes each year (10,500)
- 2016 to 2020 – at least 2,100 homes each year (10,500)
- 2021 to 2030 – at least 2,100 homes each year (21,000)

18. This equates to five year requirement taking into account completions (6,714) since 2010 (the beginning of the plan period) and the 5% buffer of:

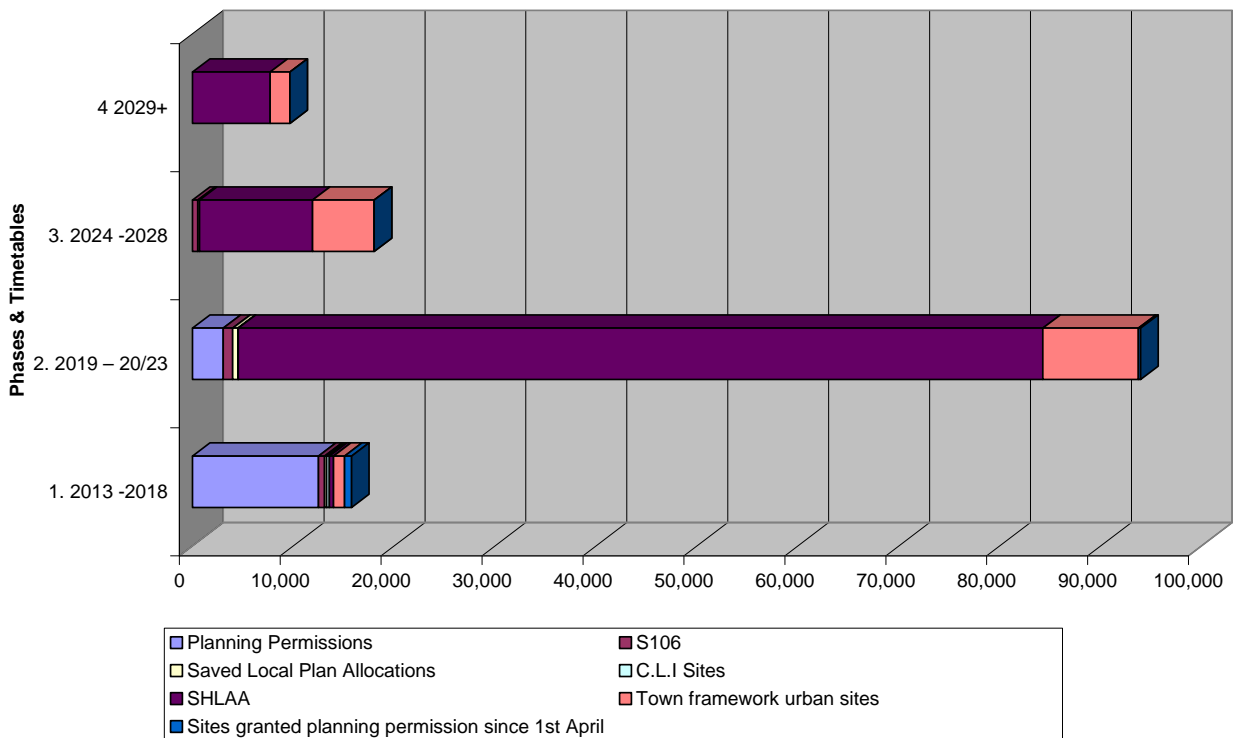
- **10,970 dwellings in Years 1 to 5** (April 2013 to March 2018)
- **10, 235 dwellings in Years 6 to 10** (April 2018 to March 2023)
- **10,235 dwellings in Years 11 to 15** (April 2023 to March 2028)

Totalling 31,440 for the 15 year period through to 31st March 2028.

Local Plan five year requirement and SHLAA identified capacity:



Sources of potential housing capacity:



Conclusions

18. The SHLAA has been carried out having regard to relevant practice guidance published by government, and a stakeholder partnership has participated in shaping the SHLAA methodology and refining the site assessments.

19. The pool of sites was established through a number of sources including sites already with planning permission and sites put forward by landowners or developers who wish their development potential to be considered. Decisions as to which sites should be allocated will be made as part of the plan making process.

20. In summary the key conclusions are:

- At the time of preparing the SHLAA, a housing requirement of **42,500 dwellings between 2010 and 2030** has been agreed by the Council. This equates to a **five year requirement of 14,692 for years 1 to 5**.
- Our up to date assessment identifies **deliverable sites for 16,143 dwellings**. This equates to **6.7 years housing supply**, including a 5% buffer.
- Assessed potential from all identified sites shows **capacity for 105,605 additional homes over the period 2013 – 2028**.
- An additional potential of **7,962 homes were identified post 2029**.
- There is **a significant surplus in potential supply exists** across all 5 year time bands up to 2028.

To view the full report visit: www.cornwall.gov.uk/shlaa